



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, June 20, 2018 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, June 20, 2018 at 6:00 p.m. in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

"Open Session" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

There are no minutes for review and approval.

5. BUSINESS ITEMS:

5.1 Waters Edge Windsor Preliminary Plat

5.2 Public Hearing and Consideration – Chapters 15.06, 15.34 and 15.48 Zoning Ordinance Text Amendment:

The City is proposing text amendments to the Vineyard Zoning Ordinance, including:

Section 15.34.060 Accessory Dwelling Units – modify the permitting process.

Section 15.34.150 Home Occupations – to define and establish standards for different types of Home Occupations.

Chapter 15.48 Signs – to repeal in its entirety and replace with new sign regulations that are content-neutral and regulate the design, materials, size, number and location of signs.

5.3 Public Hearing and Consideration – Chapter 5.08 Waters Edge Zoning District Text Amendment: *The City is proposing a text amendment to the Waters Edge Zoning District, including:*

Section 5.08.010 Building Standards (Table) – modifying the maximum height of a residential building in all zoned areas but the multi-family zoned areas to a height of thirty-five feet (35') and measured from top of back of curb.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Town Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is July 18, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

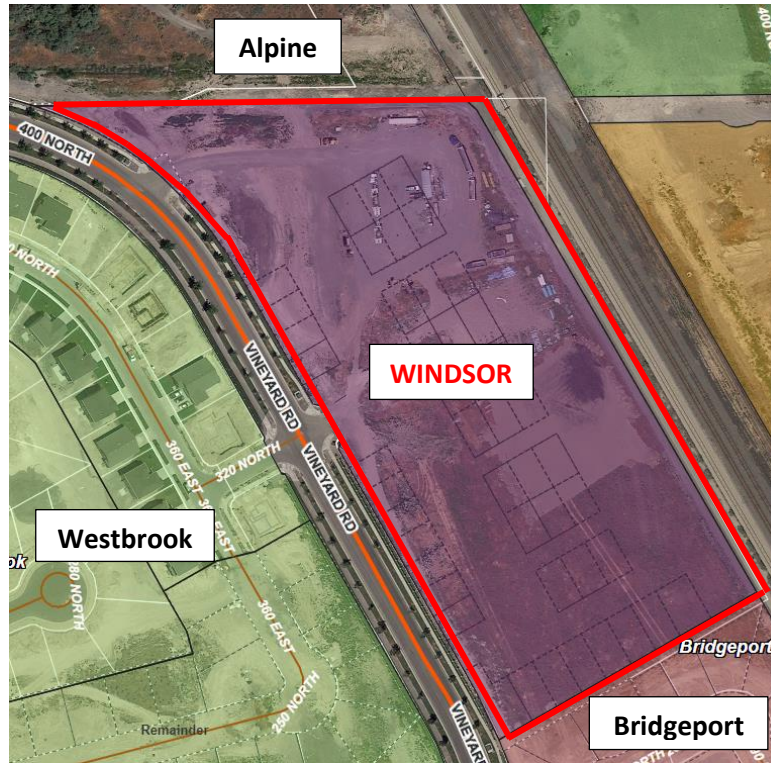
AGENDA NOTICING COMPLETED ON: June 14, 2018

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner

Community Development

DATE: June 20, 2018
FROM: Elizabeth Hart, Planner
TO: Planning Commission
ITEM: Waters Edge Windsor Preliminary Plat
ADDRESS: East of Vineyard Road and South of 400 North
APPLICANT: Flagship Homes



INTRODUCTION:

The applicant, Flagship Homes, is resubmitting a preliminary plat application for Waters Edge Phase 6 Windsor. The subject property is located east of Vineyard Road and south of 400 North, located on the west side of the rail tracks.

ANALYSIS

The property is designated SFD-C within the adopted Waters Edge Zoning Ordinance, which requires the below development standards. The plat indicates that there are 90 buildable lots on approximately 9.76 acres with 1.12 acres of open space. The property to the north of the subdivision is the Alpine School District.

CATEGORY	STANDARD	COMMENTS	CONFORMANCE
Minimum Lot Size	2400 sf	Lot sizes range between 2700 sf and 3500 sf	YES
Minimum Lot Width	42 ft		YES
Minimum Lot Width for Corner Lot	52 ft		YES
Minimum Lot Width for Cul-de-sac Lots	N/A		
Minimum Lot Depth	65 ft		YES
Front Setback to Garage	N/A	There is no required front setback	N/A
Front Setback to Living Space/Porch	N/A		N/A
Minimum Rear Yard Setback	10 ft		YES
Minimum Side Yard Setback	5 ft		YES
Minimum Side Yard Setback for Corner Lots	10 ft		YES

OPEN SPACE:

There is approximately 1.12 acres of open space within the subdivision. As part of the Waters Edge Community Trail plan, there are three trail corridors that border the north, south, and east sides of the subdivision. The trail along the railroad is already in place which used to be the old Vineyard Road. The north and south trail corridors will connect users back and forth between the rail trail to the east and the Vineyard Road trail to the west.

FENCING:

As part of the Waters Edge Master Fencing plan, a 6-foot precast concrete wall is planned for the east side, a split rail is planned for a portion of the northern side and the entire south side, and a 6-foot precast concrete wall is planned for the west side along Vineyard Road.

FINDINGS:

With the proposed conditions, the proposed preliminary plat is in conformance with the Waters Edge Zoning District.

RECOMMENDATION:

Staff recommends the City Council approve the final plat subject to the following conditions:

1. The trails identified in the Waters Edge Community Trails plan that surround the Windsor development will need to be built and dedicated to the city along with the Windsor development.
2. The applicant pays any outstanding fees.

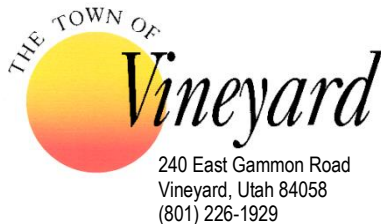
3. The applicant makes any redline corrections.
4. The applicant is subject to all federal, state, and local laws

PROPOSED MOTION:

"I move to recommend approval to the City Council of the proposed preliminary plat for Phase 6 Windsor at Waters Edge with the proposed conditions."

ATTACHEMENTS:

Preliminary Plat Application
Proposed Preliminary Plat



PRELIMINARY SUBDIVISION APPLICATION

Waters Edge Cluster Phase 6

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 5.21.2018

APPLICANT(S): Flagship Vineyard 241, LLC / Flagship Development

ADDRESS OF APPLICANT: 170 South Interstate Plaza Dr. #250, Lehi, Utah 84043

BUSINESS PHONE #: 801.766.4442 CELL PHONE #: 435.218.5656

EMAIL ADDRESS: bronson@forsail.com FAX NUMBER: 801.766.3337

CURRENT ZONING DISTRICT DESIGNATION: Waters Edge Zone

NUMBER OF PROPOSED NEW LOTS: 90

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: East of Vineyard Road and South of 400 North

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 9.67

NAME OF PROPERTY OWNER(S): same as applicant

CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/>	FINAL PLAT Re-approval	
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT	
<input type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN	
<input checked="" type="checkbox"/>	PRELIMINARY SUBDIVISION Re-approval	<input type="checkbox"/>	ROAD CUT PERMIT	
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION	

SIGNATURE OF APPLICANT(S):

Bronson Tatton / 5.21.2018
Applicant Signature Date

_____/_____
Co-Applicant Signature Date



COMMUNITY DEVELOPMENT

DATE: June 20, 2018
FROM: Elizabeth Hart, Planner
TO: Planning Commission
ITEM: Public Hearing and Consideration of an ordinance Text Amendments to Sections 15.34.060, 15.34.150 and Chapter 15.48 of the Zoning Ordinance
APPLICANT: City Initiated

INTRODUCTION:

The city is proposing multiple text amendments to the Zoning Ordinance. Section 15.34.060 Accessory Dwelling Units (ADU) is being amended to modify the permitting process so that a business license is no longer needed. This allows the property to be approved for an ADU and not the property owner. It is proposed that Section 15.34.150 Home Occupations, to repeal in its entirety and replaced with definitions of multiple types of home occupations and to establish standards for the different types of Home Occupations. To stay compliant with the Reed v. Town of Gilbert ruling regarding form based regulations, staff is proposing to repeal and replace Chapter 15.48 to repeal in its entirety and replace with new sign regulations that are content-neutral and regulate the design, materials, size, number and location of signs.

This ordinance has been properly noticed in the newspaper, posted on the Utah State Public Notice website and posted within various city locations. Affected entities like local governmental jurisdictions and special districts were also provided a copy of the notice.

PROPOSED ORDINANCE:

Staff and the Planning Commission have met on multiple occasions to discuss these proposed text amendments.

The proposed amendments include the following:

1. Section 15.34.060 Accessory Dwelling Units:
 - a. Modifying subsection 12
 - b. To replace "Permit" with "Application"
 - c. To remove the sentence *"an accessory dwelling unit business license may only be issued following the approval of a building permit"* and replace with *"an accessory dwelling unit application may only be approved if the property meets the standards set forth in this section"*
2. Section 15.34.150 Home Occupations:
 - a. To define two types of Home Occupations; with and without impact
 - b. To establish standards based on the type of Home Occupation
3. Chapter 15.48 Signs
 - a. To repeal and replace in its entirety
 - b. To replace with sign regulations that are content neutral and regulate the design, materials, size, number and location of signs.
 - c.

RECOMMENDATION:

Staff is recommending approval of the proposed ordinance. If the Planning Commission would like to change the proposed ordinance language provided at the public hearing, staff recommends the Planning Commission clearly articulate these in the meeting's record and indicate these changes in the motion to the City Council. A public hearing is scheduled before the City Council on June 27, 2018.

PROPOSE MOTION:

"I move to recommend approval of the proposed zoning ordinance text amendments to the City Council"

ATTACHMENTS:

- Proposed Ordinance

VINEYARD

ORDINANCE 2018-06

AN ORDINANCE OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE INCLUDING SECTION 15.34.060 ACCESSORY DWELLING UNITS, AND REPEALING AND REPLACING SECTION 15.34.150 HOME OCCUPATIONS AND TITLE 15.48 SIGNS.

Whereas, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

Whereas, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10- 9a-102(2); and

Whereas, the Planning Commission held a public hearing on June 20, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

Whereas, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on June 27, 2018; and

Whereas, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of Vineyard, in the State of Utah, as follows: See exhibit A.

REPEALER CLAUSE: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SEVERABILITY CLAUSE: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from June 27, 2018 and after the required approval and publication according to law.

Mayor

ATTEST:

City Recorder

EXHIBIT A

Section 15.34.060—Accessory Dwelling Units:

(amended by Ordinance 2017-06; September 13, 2017)

Purpose: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. Location: Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking;
 - b. Within the home through an internal conversion of the housing unit maintaining an internal connection between living areas; or
 - c. An addition to the home, containing an internal connection between the accessory dwelling unit and the principal part of the dwelling unit; provided, that the addition will not alter the single-family character of the structure.
2. External appearance: The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
3. Sale of principle dwelling: An accessory dwelling unit shall not be sold separately from the sale of the principle building dwelling located on the same lot.
4. Owner occupied: The principle dwelling of the property shall be the primary residence of the property owner.
5. Number of units: A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
6. Unit size: Accessory dwelling units shall not exceed the greater of 50% of the size of the principle dwelling or 1,200 square feet. In no case shall the accessory dwelling unit contain habitable square footage less than 300 square feet.
7. Dimensional standards: Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in Chapter 32 Table of Uses and Development Standards for attached or detached accessory buildings.
8. Utilities: An accessory dwelling unit shall be connected to, and served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
9. Parking: A single-family dwelling with an accessory dwelling unit shall provide a minimum of four (4) off-street parking spaces located on a paved surface or approved driveway. A minimum of two (2) off-street parking spaces shall be designated for the use of those residing in the accessory dwelling unit. The number of off-street parking spaces shall not be less than the number of vehicles maintained on the property. Only driveways containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-

of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8').

10. Addresses: The single-family dwelling and accessory dwelling unit shall have unique addresses.
11. Entrance: The entrance to the accessory apartment shall be on the side or rear of the building. Only one (1) front entrance shall be visible from the front yard.
12. ~~Application~~Permit: An accessory dwelling unit ~~application~~ ~~business license~~ may only be ~~approved if the property meets the standards listed in this Section. issued following the approval of a building permit.~~ An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
13. Compliance with adopted codes: Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

Section 15.34.150—Home Occupations:

The following regulations are established to provide minimum standards for the establishment and operation of home occupations.

~~1.—Application and Approval Required~~

~~1.1. Home occupations may be approved following the receipt of a Home Occupation Application and subject to the following conditions:~~

~~1.1.1.—Home occupations are listed as an allowed use in the Residential Zoning District.~~

~~1.1.2.—The home occupation is conducted entirely within a dwelling and is carried on in the dwelling only by occupants of the dwelling.~~

~~1.1.3.—The home occupation does not involve the use of any accessory buildings or yard space for storage or activities outside of the dwelling.~~

~~1.1.4.—The home occupation shall contain no facilities for the display of goods. Any sale of goods and services shall constitute a clearly incidental part of the home occupation.~~

~~1.1.5.—No commercial vehicles are used except one delivery truck which does not exceed three-fourths (¾) ton rated capacity.~~

~~1.1.6.—The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling.~~

~~1.1.7.—Signs are limited to one non-flashing sign not larger in area than two square feet.~~

~~1.1.8.—Not more than the equivalent of twenty-five percent (25%) of the ground floor area of the dwelling is devoted to the home occupation.~~

~~1.1.9.—The home occupation shall obtain, and maintain, a business license from the city.~~

~~1.1.10.—Entrance to the home occupation from outside shall be the same entrance normally used by the residing family except when required otherwise by regulation of the State Health Department or other public agency.~~

~~1.1.11.—The physical appearance, traffic, and other activities in connection with the home occupation are not contrary to the intent of the Zoning District in which the home occupation is located.~~

~~1.2. Requirements Authorized. In order to achieve the purposes of this Ordinance the Land Use Authority may impose reasonable requirements on the establishment and operation of the home occupation.~~

1. Purpose and Intent

- a. To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a limited basis if such activities comply with the standards of this ordinance. The use should be conducted so that neighbors, under normal conditions, would not be aware of its existence. Home occupations are a temporary privilege which can be revoked if disruption of the residential neighborhood occurs.

2. Definition

- a. The use of a residential dwelling for commercial activities; these activities must be clearly secondary to the primary residential use.

3. Home Occupation - without Impact

- a. A home occupation that only involves persons and related persons working on the premises or routinely operating from the premises who are permanent residents of the dwelling and where no customers are permitted.
- b. Business include non-impacting uses such as home-based office, clerical work, sales and crafting.

4. Home Occupation - with Impact

- a. A home occupation that involves the permanent resident(s) of the dwelling with a maximum of one (1) non-resident working on the premises at any point in time, and where customers are received.
- b. Is limited to only one (1) customer at a time and by appointment only.
- c. Visitors in conjunction with the home occupation shall be permitted only between the hours of 8.00 a.m. and 8.00 p.m.
- d. Permitted activities include but are not necessarily limited to the following:
 - i. Personal services, crafting, home cooking and sales.
 - ii. Music lessons, tutoring and general education instruction.

5. Home Occupation - Day Care

- a. As defined in the Vineyard Zoning Code Section 15.60.020 Definitions "Home Day Care" and must meet the following requirements:
 - i. The daycare service provider may have only one (1) non-resident employee.
 - ii. Daycare program shall be permitted only between the hours of 7:00 a.m. and 8.00 p.m.

6. Home Occupation - Preschool

- a. As defined in the Vineyard Zoning Code 15.60.020 Definitions "Home Preschool" and must meet the following requirements:

- i. Only a maximum of two (2) sessions is permitted per day
- ii. Preschool program shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m.

7. The following uses and activities shall not be permitted in conjunction with a Home Occupation:

- a. Veterinarian office, kennel or any similar animal services; medical practitioners; outdoor storage or use of accessory structures.

8. The following conditions apply to all Home Occupation types:

- a. Incidental/Secondary – The home occupation must be clearly incidental and secondary to the principal use as a residence by the person conducting the occupation.
- b. Exterior – No home occupation shall alter the exterior of the home to differ from the residential use of colors, materials, construction or lighting. A salesroom or display window is prohibited.
- c. Storage – All equipment, supplies and materials used in business must be stored inside the home.
- d. Outdoor Activity – All home occupation activity shall be carried out within the home and shall not be observable by the general public from the street in front of the residence. Garage doors shall remain closed while business activity is conducted therein.
- e. Parking – Clearly marked driveway dimensions (or a scaled site plan) showing a total of four (4) parking spaces onsite, with a dimension of 8' wide by 18' deep each. Vehicles used by the business (other than passenger cars without signage) shall not be parked on the site, unless enclosed parking is utilized to shield the vehicles from view.
- f. Nuisances – No machinery or equipment shall be permitted that produces noise, noxious odor, vibration, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted.
- g. Signs – There shall be no use of show windows, business display or advertising visible from outside the premises except a name plate attached to an exterior door that does not exceed one (1) square foot.
- h. Off-Site Employees – Any home occupation may utilize employees to work off site. The off-site employee, volunteer, hiree, or any other person engaged with the home

occupation shall not come to the home for purposes related to the Home Occupation Business License.

- i. Multiple Home Business Licenses – More than one home business license may be issued for a residence, provided that the home businesses or the accumulative effects of the home businesses do not violate the Zoning Ordinance for Home Occupation.
- j. Floor Area – The home occupation shall be conducted completely indoors. The total amount of floor area used for a home occupation shall not be greater than 25% of the total floor area of the principal dwelling unit including attached garages.

9. Application

- a. The following items shall be submitted to the city business licensing office in applying for a home occupation business license under:
 - i. Application forms as provided by the city and the associated fee as listed in the fee schedule.
 - ii. Description of the nature of the home occupation and information as requested in the application.
 - iii. Must meet the building code and its accessibility requirements.
 - iv. Sketch of the site plan of the property and the floor plan of the dwelling and the area to be devoted to the home occupation (with impact, day care, preschool) with dimensions and area calculations.
 - v. List of materials and equipment to be used.
 - vi. Hours of operation and the number of customers, vehicle trips and deliveries to be made each day.
 - vii. Other government approvals required for conducting the home occupation.
 - viii. Proposed remodeling needed to conduct the home occupation and whether a city building permit will be required.
 - ix. Signed affidavit by the applicant that all requirements and conditions of the city will be followed.



CHAPTER 24

SIGNS

Section 2401—Purpose

The purpose of this Chapter is to regulate signs, as defined herein, in order to:

- A. ~~Preserve and protect the public health, safety, and welfare within the Town of Vineyard.~~
- B. ~~Maintain a balance between the needs of the business community to promote visibility of their enterprises and the desire of Vineyard citizens for high quality development within the Town.~~
- C. ~~Promote the effectiveness of signs by preventing visual clutter, improper placement, and excessive size.~~
- D. ~~Protect pedestrians and motorists within the Town of Vineyard from damage or injury caused, or partially attributable, to the distraction and obstructions which are caused by improperly located signs, and poorly constructed signs.~~
- E. ~~Promote proper maintenance of signage to ensure continued safety and visual appearance.~~

Section 2402—Requirement of Conformity

It shall be a violation of the Zoning Ordinance for a sign to be placed or maintained within the Town of Vineyard except as provided by this Chapter.

Section 2403—Interpretation of Sign Regulations

- A. ~~The provisions of this Chapter shall apply to the erection, construction, alteration, use, location and maintenance of all signs within the Town of Vineyard.~~
- B. ~~Where there is a conflict between provisions of this Chapter and provisions of other regulations of the Town of Vineyard, the provisions of this Chapter shall take precedence.~~
- C. ~~For the purposes of this Chapter, the use of steel ladles from the former Geneva Steel Plant as entry features shall not be considered a sign. The location of the ladles and surrounding entry feature shall be approved by the Town Planner and Town Engineer.~~

Section 2404—COMPREHENSIVE SIGN PLANS

- A. ~~Purpose: To ensure design compatibility between all signage on a master planned site.~~

- ~~B. — A comprehensive sign plan must be submitted by any applicant proposing to develop or redevelop a project within the Town and shall be considered a required component of any preliminary site plan or preliminary plat application. The densities, height, and sign area for all signage shown within the comprehensive sign plan shall be in conformance with the requirements of this Chapter.~~
- ~~C. — A comprehensive sign plan shall, at a minimum, include the following items:~~
- ~~1. — Authorization from property owner.~~
 - ~~2. — A statement of design indicating how the proposal meets Town requirements for continuity and design. The applicant shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which complement the proposed building architecture.~~
 - ~~3. — A site plan identifying the location of all freestanding signs associated with the project.~~
 - ~~4. — Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment for all proposed freestanding signs.~~
 - ~~5. — Building elevations denoting the areas designated for wall mounted signage.~~
 - ~~6. — Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for each possible type.~~
 - ~~7. — Written sign standards and requirements, addressing items including but not limited to, temporary signage, window signage and prohibited signage.~~
 - ~~8. — Any additional materials required by the Town Planner or authorized designee.~~
- ~~D. — Comprehensive sign plans proposing freeway pylon signs shall include the following additional support materials:~~
- ~~1. — Computer photo simulations or other professionally rendered perspectives, to scale, in which the proposed freeway pylon sign is depicted on the site as if the freeway pylon sign was already in place. Simulations shall be provided from the following vantage points:~~
 - ~~a. — View of the freeway pylon sign from the same side of the road as the proposed freeway pylon sign at a location one quarter of a mile (1/4 mile or 1320') away from the proposed sign location.~~

- ~~e. View of the freeway pylon sign from the opposite side of the road as the proposed freeway pylon sign at a location one quarter of a mile (1/4 mile or 1320') away from the proposed sign location.~~
- ~~e. View of the freeway pylon sign from the residential development closest to the proposed freeway pylon sign location.~~
- ~~f. Any additional simulations or renderings from other perspectives or heights, as required by Town staff on a case by case basis.~~
- ~~E. A comprehensive sign plan must be approved prior to or in conjunction with a preliminary site plan or preliminary plat for any given project. Amendments to an approved comprehensive sign plan which meet all requirements of this Chapter shall be approved administratively.~~

Section 2405 – General Requirements

- ~~A. The following location requirements shall apply to all signs, excluding signs required for public/governmental purposes:~~
 - ~~1. No sign or sign structure shall be erected or maintained in the public right of way, within an easement (other than an easement specifically for a sign), or be attached to any street light, street sign, traffic signal, utility pole, utility box, fire hydrant, bus shelter or other structure in the public right of way except where explicitly allowed by this Chapter.~~
 - ~~2. When explicitly allowed by this Chapter, temporary signs within the right of way shall be placed at least one (1) foot behind the sidewalk. The sign shall be placed at least five (5) feet behind the back of curb if no sidewalk exists. If no sidewalk or curb exists, the sign shall be placed at least five (5) feet behind the edge of pavement.~~
 - ~~3. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any street, sidewalk, fire escape, fire lane, exit, or accessible route, as defined in the most current Americans with Disabilities Act Accessibility Guidelines (ADAAG).~~
 - ~~4. No sign or sign structure shall obstruct any street, sidewalk, private driveway, drive aisle, parking space, pedestrian path, or trail.~~
 - ~~5. No sign or sign structure shall project into or over any public sidewalk, street, alley, or other public place. Signs which project over public sidewalks a maximum of eight (8) feet may be approved if they meet aesthetic and safety requirements for their respective districts.~~

- ~~6. No sign or sign structure shall obstruct traffic by obscuring the vision of motorists. A minimum sight distance triangle of thirty three (33) feet shall be maintained at all street and driveway intersections; larger sight distance triangles may be deemed necessary by the Town Engineer.~~
- ~~7. No sign or sign structure shall extend above a building's parapet.~~
- ~~8. No permanent free standing sign or permanent freestanding sign structure shall be located within five (5) feet of an interior property line.~~
- ~~9. No illuminated wall mounted sign shall be permitted on a building elevation abutting any residential District or use unless separated by a public street.~~
- ~~10. No temporary sign shall be placed on, attached to, or hung from any permanent sign.~~
- ~~11. No temporary sign or display shall be placed on the roof of any building.~~
- ~~12. No sign or sign structure may be placed on private property without expressed, written consent of the landowner.~~
- ~~B. No sign shall be animated by mechanical or atmospheric means, except where explicitly allowed by this Chapter. This shall not prevent the use of searchlights allowed in conjunction with special events and promotions, as regulated by Section 7 of this Ordinance.~~
- ~~C. Sign Walkers shall be permitted subject to the following restrictions:~~
 - ~~1. A temporary sign permit shall be required for sign walkers:~~
 - ~~a. Each permit shall be valid for up to one (1) year and may cover up to five (5) individual sign walkers. Additional temporary sign permits will be required for every additional five (5) sign walkers.~~
 - ~~b. The completed temporary sign permit application shall identify the approximate location of all sign walkers.~~
 - ~~c. Violation of the terms of this subsection 2405(c) by any sign walker shall result in a revocation of all sign walker permits for the business being advertised by the person(s) in violation as well as the business employing the person(s) in violation, if different from the business being advertised. No new sign walker permits for said businesses shall be issued for one (1) year from the date of violation.~~
 - ~~2. Sign walkers shall be permitted only during daylight hours.~~
 - ~~3. It shall be prohibited for any sign walker to twirl, spin, throw, or otherwise animate a sign for the purpose of attracting the attention of the public. The normal movements~~

~~of a sign which occur as a result of a person walking with, carrying or balancing a sign will not constitute a violation of this provision.~~

- ~~4. It shall be prohibited for any sign walker to locate within a public street or median. When located within the public right-of-way adjacent to a street, sign walkers must remain a minimum of five (5) feet in back of the street curb line. A width of contiguous sidewalk shall be maintained unobstructed in accordance with ADA requirements. If no curb is present, sign walkers shall locate no closer than five (5) feet to the edge of pavement.~~
- ~~5. No tent, ramada, patio umbrella, or other temporary structure or device may be set up within the public right-of-way, in a location which causes any portion of the tent, ramada, patio umbrella, or other temporary structure to project into the public right-of-way, or within a site visibility triangle.~~
- ~~6. Sign walkers may locate on private property with permission of the private property owner. Sign walkers shall not locate in any drive aisle, entrance, exit, or other area designed and designated for vehicular circulation. If located on a private sidewalk, a width of contiguous pavement shall be maintained unobstructed in accordance with ADA requirements.~~

Section 2406 – Calculation of Sign Area

- ~~A. The area of a sign shall be calculated by using a combination of no more than two (2) parallelograms, ellipses, and/or triangles which enclose the extreme limits of the advertising message. Any frame, material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is displayed shall also be calculated towards the area of the sign.~~
- ~~B. Where a sign message consists of separate and individual letters, modules, or symbols, each portion of said sign message shall not be considered as a separate sign.~~
- ~~C. The necessary supports or uprights on which any freestanding sign is placed shall be excluded from a sign area calculation.~~
- ~~D. Only one (1) face of a double faced sign shall be considered in determining its sign area, except that both sides shall be counted in instances where the distance between faces exceeds six (6) feet.~~
- ~~E. Where permitted by this Chapter, multi-tenant monument signs may consist of more than one (1) sign panel provided all such sign panels are attached to one common integrated sign structure. The calculation of area of a multi-tenant sign shall include all tenant panels and project identification information, excluding the portion(s) of a sign dedicated to providing the street number and/or address of the development site;~~

~~provided, however, that this exclusion for the street number or address shall not apply to street numbers used as part of the business name.~~

- ~~F. Where signs are of a three dimensional, round, or other solid shape, the largest cross-section viewed as a flat projection shall be used for the purpose of determining the sign area. Signs visible from more than one direction or without clearly defined sign faces shall be considered as having two faces and each face calculated in the total allowable area.~~

~~Section 2407 – Permanent Sign Design, Illumination, And Construction~~

~~A. General~~

- ~~1. All permanent signs shall be designed to conform to the standards set forth approved development plan or site plan.~~
- ~~2. The lighting source of a directly illuminated sign shall not be visible to any residential district adjacent to the lot or parcel on which said sign is located.~~
- ~~3. The use of reflective material is prohibited.~~

~~B. Freestanding Signs~~

- ~~1. All permanent freestanding signs shall be situated perpendicular to the street, excluding low profile wall identification signs which may be situated parallel to a street.~~
- ~~2. All permanent freestanding signs shall be monument style only and shall complement the site architecture.~~
- ~~3. Landscaping shall be provided at the base of all permanent freestanding signage at a rate of four (4) square feet of landscaping for each one (1) square foot of sign area. A minimum of seventy five (75) percent of the required landscape area shall be covered with vegetative plant material.~~

~~C. Wall and Building Mounted Signs~~

- ~~1. Wall mounted box cabinet signs greater than six (6) square feet in area shall be prohibited.~~
- ~~2. Signs mounted to wall mounted exposed raceways are prohibited unless structural limitations make other mounting alternatives infeasible, as determined by the Town Planner.~~
- ~~3. No sign shall be painted directly onto building facades or walls. No text shall be painted on a building wall for the purposes of advertising a business or product except as an integral part of an approved graphic logo.~~

- ~~4. No sign shall be painted on, mounted to, or affixed in any way to an awning and/or canopy. Interior illuminated awning signs are prohibited in all districts.~~

~~D. Variable Message Signs~~

- ~~1. Variable message signs using replaceable lettering shall have a secured, clear plastic cover, or equivalent.~~
- ~~2. Variable message signs shall have static displays. video, animation, and special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted except for signs for movie theaters. Static message displays shall not change more than once every eight (8) seconds.~~
- ~~3. Variable message signs which incorporate electronic message displays shall not increase the brightness level by more than 0.3 foot candles over ambient brightness levels, to be measured as follows~~
- ~~a. With the sign off or displaying black copy, a foot candle meter shall be used to record the ambient light reading for an area. Said measurement shall occur at least 30 minutes after sunset, from a distance which varies based upon the size of the sign, as follows:~~

Size of Sign	0-100 SF	101-350 SF	351-650 SF	651-1000 SF	1001+ SF
Distance for Measurement	100 feet	150 feet	200 feet	250 feet	350 feet

- ~~b. With the sign on and displaying full white copy, a second measurement shall be taken from the exact location of the ambient level reading.~~
- ~~c. A difference between the first and second reading of less than 0.30 foot candles is acceptable. Any sign in which the difference between the first and second reading is 0.30 or greater shall be in violation of this Ordinance. Signs in violation of this Ordinance shall be shut off until they are adjusted to meet the conditions herein.~~
- ~~4. Variable message signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.~~
- ~~5. Any permitted variable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner shall be repaired or disconnected within forty eight (48) hours by the owner or operator of such sign.~~

Section 2408 – Temporary Sign Design, Illumination, And Construction

- ~~A. — Where permitted, temporary signs shall be constructed of durable and weather-resistant materials and be anchored, weighted, or tied down to avoid being displaced in windy conditions. All balloons and inflatable structures shall be tethered.~~
- ~~B. — Where permitted, temporary signs shall not be illuminated except when the illumination is approved in conjunction with a temporary use pursuant to Section 1 of this Ordinance. This provision shall not prevent the use of searchlights allowed in conjunction with special events and promotions as regulated by Section 7 of this Ordinance.~~
- ~~C. — Attachments to any permitted temporary sign, including but not limited to balloons and ribbons, are prohibited.~~

Section 2409 – Nonconforming Signs

- ~~A. — Reasonable repair and maintenance of nonconforming signs shall be allowed. In the event a nonconforming sign is damaged or vandalized, the nonconforming sign must be restored to its previous condition within six (6) months or the nonconforming status of the sign shall be forfeited.~~
- ~~B. — If any entity that utilizes a non-conforming sign ceases operation for a period of one (1) year, the nonconforming status of the sign shall be forfeited.~~
- ~~C. — Not later than six (6) months after forfeiture of nonconforming status, such nonconforming signs shall be removed at the property owner's expense. Any forfeited nonconforming sign not removed within this six (6) month period shall be considered an abandoned sign for the purpose of enforcement.~~

Section 2410 – Prohibited Signs

- ~~A. — The following signs are prohibited:~~
 - ~~1. — Abandoned Signs.~~
 - ~~2. — Outlining of a building by means of exposed incandescent lighting.~~
 - ~~3. — Vehicle signs.~~
 - ~~4. — Off premise signs, except where explicitly allowed by this Ordinance.~~
 - ~~5. — Variable Message Signs, except where explicitly allowed by this Ordinance.~~
 - ~~6. — Pole Signs.~~
 - ~~7. — Illegal Signs, as defined by this Ordinance, excluding signs required for governmental purposes.~~

~~8. Billboards.~~

~~Section 2411 Signs Authorized Without Permits~~

~~A. Permits shall not be required for the following signs or situations; provided, however, that such signs shall be subject to any and all applicable provisions of this Ordinance.~~

~~1. Standard sign maintenance.~~

~~2. Sign relocation as required by the Town.~~

~~3. Flags, pennants, or insignias of any nation, state, county, Town or other government entity or religious organization.~~

~~4. Temporary decorations, displays or banners celebrating the occasion of recognized patriotic, religious or local holidays or events.~~

~~5. Official traffic, fire, and police signs, both temporary and permanent, including but not limited to, changeable message signs, traffic control signs, street signs, traffic signals and devices and markings of the State of Utah and the Town of Vineyard or other authorized public agency, or the posting of notices as required by law.~~

~~6. Window Signs~~

~~a. Temporary window signs are permitted in commercial and employment districts only. The window sign(s) may be displayed for a period not to exceed thirty (30) days.~~

~~b. The total sign area shall not exceed twenty-five (25) percent of the window area of each window.~~

~~c. Window signs shall not be placed on required exit doors.~~

~~7. Non-illuminated directional or informational signs that (a) do not include directions to commercial establishments and (b) do not exceed three (3) feet in height and six (6) square feet in area. The width of the sign at its base shall be equal to or greater than the width of the sign at its top.~~

~~8. Political Signs~~

~~a. For parcels or lots less than one (1) acre located in a residential zoning district, the maximum sign area of a political sign shall be sixteen (16) square feet and the maximum height shall be five (5) feet. For parcels or lots greater than one (1) acre located in a residential zoning district and for all parcels or lots located in~~

~~commercial and employment zoning districts, the maximum sign area shall be thirty-two (32) square feet and the maximum height shall be eight (8) feet.~~

- ~~b. Each candidate or ballot measure shall be limited to one (1) sign per street frontage on each lot or parcel.~~
- ~~c. Political signs may be erected within sixty (60) days of a local or national election. Political signs shall be removed no later than ten (10) days after the date of the election to which they refer. This shall not prevent a sign displayed for a primary election to remain if the candidate is part of a subsequent general election.~~
- ~~d. Political signs shall be kept in a safe and well-maintained condition. Signs that are damaged, worn or neglected shall be removed or repaired within forty-eight (48) hours after the damaged, worn or neglected condition is brought to the sign owner's attention.~~

~~9. Ideological Signs~~

- ~~a. In residential districts, the maximum sign area shall be sixteen (16) square feet and the maximum height shall be five (5) feet. In commercial and employment districts, the maximum sign area shall be thirty-two (32) square feet and the maximum height shall be eight (8) feet.~~
- ~~b. One ideological sign shall be allowed per lot or parcel.~~
- ~~c. Ideological signs may be displayed for up to sixty (60) consecutive days on any lot or parcel. The minimum period between displays shall be ninety (90) days.~~

~~10. Garage, Yard, and Estate Sale Signs~~

- ~~a. Temporary signs for individual garage, yard, and estate sales are permitted in all zoning districts. The maximum number of signs shall be two (2) per lot. The maximum sign area shall be four (4) square feet and the maximum height shall be three (3) feet.~~
- ~~b. Sale signs may be located offsite up to two thousand six hundred forty (2,640) feet from the edge of the lot or parcel upon which the sale is being conducted; provided, however that no such sign shall be permitted within the public right-of-way and shall only be permitted on private property with permission from the property owner(s).~~
- ~~c. Sale signs shall not be displayed more than twenty-four (24) hours before the start of the sale and shall be removed at the end of each sale day.~~

~~11. Real Estate Signs~~

- ~~a. Real estate signs are permitted in all zoning districts. For parcels less than one (1) acre, the maximum sign area of a real estate sign shall be six (6) square feet and the maximum height shall be five (5) feet. For parcels one (1) acre or larger, the maximum sign area shall be thirty two (32) square feet and the maximum height shall be eight (8) feet.~~
- ~~b. One (1) sign shall be allowed for each three hundred thirty (330) feet of street frontage. The minimum distance between signs on the same parcel shall be two hundred (200) feet.~~
- ~~c. Real estate signs are allowed only on the property being offered for sale, lease, or rent.~~

~~12. Open House Directional Signs~~

- ~~a. Open house directional signs are allowed in all zoning districts. The maximum sign area shall be four (4) square feet and the maximum height shall be three (3) feet.~~
- ~~b. No more than four (4) signs related to the open house may be displayed at one time.~~
- ~~c. Open House Directional Signs may be located offsite up to two thousand six hundred forty (2,640) feet from the edge of the lot or parcel upon which the open house is being conducted; provided, however that no such sign shall be permitted within the public right of way and shall only be permitted on private property with permission from the property owner(s).~~
- ~~d. Signs shall be displayed only when a salesperson is on duty at the open house and must be removed at the end of each sale day.~~

~~13. Contractor Signs~~

- ~~a. Contractor signs are allowed on construction sites in all zoning districts once construction permits have been issued. In residential districts, the sign shall have a maximum area of six (6) square feet and a maximum height of five (5) feet. In commercial and employment districts, the sign shall have a maximum area of sixteen (16) square feet and a maximum height of eight (8) feet.~~
- ~~b. One (1) sign shall be allowed for each general contractor and subcontractor actively working on the construction site.~~
- ~~c. All signs shall be removed prior to the issuance of a Certificate of Occupancy or final clearance on the construction site.~~

~~14. Address Signs as follows:~~

~~a. General~~

- ~~1. Every building or group of buildings in any residential, commercial, or industrial zoning district shall be identified by a street number sign.~~
- ~~2. Structures located within complexes containing multiple buildings shall also be identified by a building identification number or letter.~~
- ~~3. Required address signs shall not count towards the total wall sign area permitted.~~

~~b. Single Family Residential~~

~~All single family residences must be identified by a street number with minimum four (4) inch high contrasting numbers with a five eighths (5/8) inch stroke width. The address must be located to be visible from the public right of way.~~

~~c. Multi Family Residential~~

- ~~1. Within multi family residential complexes, the building(s) nearest the street must identify the street number of the complex with minimum eighteen (18) inch high contrasting numbers/letters with a three (3) inch stroke width.~~
- ~~2. All buildings within the complex shall identify the building number/letter with minimum eighteen (18) inch high contrasting numbers/letters with a three (3) inch stroke width. Buildings are required to provide two (2) or more building identification signs per each one hundred (100) feet of the length of the building elevation.~~
- ~~3. All buildings within the complex shall include apartment spread numbers (e.g. Units 201-210) identified with minimum seven (7) inch high contrasting numbers/letters with a one (1) inch stroke width.~~
- ~~4. Each individual unit shall be identified near the unit entryway using minimum four (4) inch high contrasting numbers/letters with a five eighths (5/8) inch minimum stroke width.~~

~~d. Commercial/Employment~~

- ~~1. All commercial and employment buildings shall identify the street number of the building with minimum eighteen (18) inch high contrasting numbers/letters with a three (3) inch stroke width.~~
- ~~2. All commercial and employment buildings within multi building complexes must identify the building number/letter with minimum eighteen (18) inch high contrasting numbers/letters with a three (3) inch stroke width.~~

- ~~3. Each individual unit shall be identified near the primary unit entryway using minimum six (6) inch high contrasting numbers/letters with a one (1) inch stroke width.~~

~~Section 2412—Signs Authorized with Permits~~

~~A. Single Family Developments~~

~~Permanent subdivision identification signs for master planned developments and/or recorded subdivisions are subject to the following:~~

- ~~1. A maximum of two (2) signs are permitted for each entry. The maximum area of such sign shall be fifty (50) square feet and the maximum height shall be six (6) feet. Each subdivision or master planned development shall provide a minimum of one (1) such sign at primary ingress points.~~
- ~~2. Signs shall be of the monument type, or consist of individually mounted letters affixed to perimeter walls near subdivision entries.~~
- ~~3. Signs may include only the name of the subdivision.~~
- ~~4. Places of Worship and Private Schools located within Single Family Residential Districts shall be permitted one freestanding monument sign that is 6 feet in height and 40 square feet in area. It is recommended that Municipal, State, and Federal uses, and Public and Charter Schools located in Single Family Residential Districts follow these same standards.~~

~~B. Multi Family Developments~~

~~Permanent identification signs for multi-family developments are allowed and shall adhere to the requirements in this Chapter. In addition, the following are also allowed in multi-family developments:~~

- ~~1. One (1) directory map sign shall be permitted for each entrance to the residential development, not to exceed thirty-six (36) square feet in area with a maximum height of six (6) feet. Said directory map sign must be illuminated.~~
- ~~2. Signs may include only the name and address of the multi-family development.~~
- ~~3. Places of Worship and Private Schools located within Single Family Residential Districts shall be permitted one freestanding monument sign that is 6 feet in height and 40 square feet in area. It is recommended that Municipal, State, and Federal uses, and Public and Charter Schools located in Single Family Residential Districts follow these same standards.~~

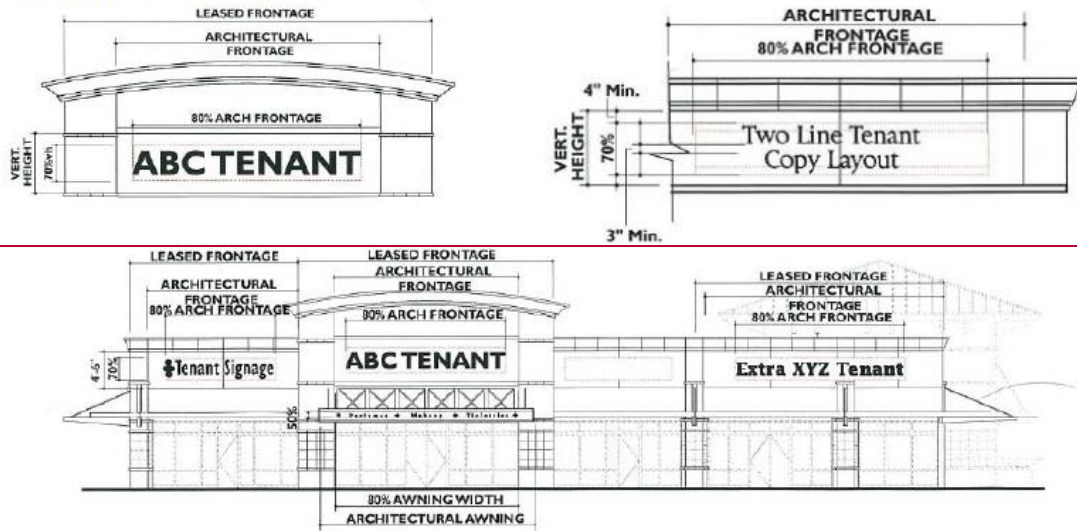
~~D. Non-Residential Uses~~

~~1. Wall Mounted Signage~~

~~a. Location~~

- ~~i. Wall signs shall be centered horizontally and vertically within the architectural frontage and located over the tenant space. Wall signs for single tenant building may be located anywhere on the building elevations as long as they are located in an architecturally defined sign field as approved with the site plan application.~~
- ~~ii. The overall length of any sign shall not exceed 80% of the architectural frontage on which it is placed. The overall height shall not exceed 70% of the narrowest portion of the vertical fascia height on which it is placed.~~
- ~~iii. Wall signs are allowed only on the exterior elevation of the space occupied by the business.~~
- ~~iv. A wall sign shall be affixed parallel to a permanent part of the exterior of a building and shall project less than 18 inches from that wall. A wall sign may never extend above the eave, horizontal roof line or roof parapet or located within twelve (12) inches from the eave or parapet. Wall signs shall be prohibited for structures with integral roofs~~
- ~~v. All lettering or cabinets shall be individually mounted. Raceways are prohibited. A minimum of 3" line spacing shall be used between all multiple lines.~~
- ~~vi. Tenants with multiple building frontages that are eligible for wall mounted signage on two (2) or more building elevations may transfer the allowed sign area between eligible building elevations, in whole or in part.~~
- ~~vii. In addition to the above, a total of three (3) square feet of non illuminated sign area shall be permitted on each building or tenant frontage, adjacent to the primary entry.~~
- ~~viii. Wall mounted signage shall not be permitted for any tenant suite that does not abut an exterior building wall.~~
- ~~ix. Wall mounted signage for shall conform to a single color, font, and method of illumination, as approved during the comprehensive sign review process.~~
- ~~x. Excluding vertically integrated mixed use buildings which contain retail uses on the ground floor, buildings in excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.~~

Wall Sign Location Examples:



b. ~~Wall sign area shall be as follows:~~

	Employment Uses **	Office Uses*	Commercial Uses
Maximum Sign Area (Primary Elevation)	1 SF per Linear Foot	1 SF per Linear Foot	1 SF per Linear Foot
Maximum Sign Area (Secondary Elevations Facing Public Streets)	None	0.50 SF per Linear Foot	0.50 SF per Linear Foot
Maximum Sign Area (Freeway Facing Elevations)	None	None	1.50 SF per Linear Foot
Maximum Sign Size	75 SF	75 SF	250 SF
Minimum Sign Size	18 SF	18 SF	18 SF
Maximum Number of Elevations with Signs	Primary Elevation Only	Maximum of 3 Elevations; Illuminated signs cannot face residential	Maximum of 3 Elevations; Illuminated signs cannot face residential
Supplemental Design Requirements	None	Additional Requirements for Buildings	See applicable Comprehensive Sign Plan

		ings greate r than 2 storie s *	
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~~2. Directory Signs~~

- ~~a. Directory signs shall be permitted for multi tenant developments within all commercial and employment districts. The quantity and location of directory signs shall be approved during the site plan review process.~~
- ~~b. In all districts directory signs shall not exceed twelve (12) square feet in area and six (6) feet in height.~~
- ~~c. Directory signs may be building mounted or freestanding. Freestanding directory signs shall be located behind the required building setbacks.~~
- ~~d. Directory signs shall be illuminated, either by an internal source or through the use of down lighting.~~

~~3. Single Tenant Monument Signs~~

- ~~a. One (1) single tenant monument sign shall be permitted for single users. Two (2) single tenant monument signs shall be permitted for properties with frontage on two (2) arterial streets; provided, however, that both signs shall not be placed along the same street frontage.~~
- ~~b. The maximum height and area varies is six feet in height and 40 square feet.~~
- ~~c. No single tenant monument sign shall be permitted for an individual user or pad site within a master planned multi tenant development. Panels on multi tenant monument signs shall be used in place of individual single tenant monument signs in those instances.~~
- ~~d. The single tenant monument sign structure may extend above the maximum allowable height for the purpose of architectural embellishment. Such embellishment shall not extend the height of the sign more than twenty (20) percent over the allowed sign height. No commercial symbol, representation, logo, insignia, illustration, or other form of advertising message may extend into the architectural embellishment portion of the sign.~~
- ~~e. The leading edge of a single tenant monument sign shall be set back at least five (5) feet from any property line and out of any site visibility lines.~~

~~i. The single tenant monument sign shall include the street number of the site. The street number shall not count against the maximum sign area allowed.~~

~~j. The final location of permitted signs shall be approved during the site plan review process.~~

~~4. Multi Tenant Monument Signs~~

~~a. Each multi-user development shall be permitted one (1) multi-tenant monument sign on each street frontage. For properties with a street frontage of eight hundred (800) feet or more, multi-tenant monument signs shall be permitted at the rate of one (1) sign per every four hundred (400) feet of frontage. Multi-tenant monument signs shall be separated by a minimum distance of three hundred thirty (330) feet and may not be transferred from one street frontage to another.~~

~~b. The maximum height and area is eighteen (18) feet and eight (80) square feet. The maximum number of panels is six (6).~~

~~d. The multi-tenant monument sign structure may extend above the maximum allowable height for the purpose of architectural embellishment. Such embellishment shall not extend the height of the sign more than twenty (20) percent over the allowed sign height. No commercial symbol, representation, logo, insignia, illustration, or other form of advertising message may extend into the architectural embellishment portion of the sign.~~

~~e. The leading edge of a multi-tenant monument sign shall be set back at least five (5) feet from any property line and out of any site-visibility lines.~~

~~f. The name of the office complex, shopping center, or commerce/industrial park shall be prominently included on the sign.~~

~~g. The multi-tenant monument sign shall include the street number of the site. The street number shall not count against the maximum sign area allowed.~~

~~i. The letters and logos used to identify individual tenants shall have a minimum height of four (4) inches.~~

~~j. The final locations of multi-tenant monument signs shall be approved during the site plan review process.~~

~~5. Freeway Pylon Signs~~

~~a. General~~

~~1) Freeway pylon signs shall only be permitted as part of a comprehensive sign plan approved pursuant to Section 2404 above.~~

~~2) Freeway pylon signs are permitted in the Regional Mixed Use and Town Center Zoning Districts for master planned developments encompassing a minimum of thirty (30) acres and having at least four hundred (400) linear feet of direct frontage adjacent to the Geneva Road or the Vineyard Connector. Properties that meet these requirements may be permitted one freestanding, double sided, freeway pylon sign. A second freeway pylon sign shall be permitted for properties that meet the requirements of this section and have direct freeway frontage in excess of two thousand six hundred forty (2,640) feet.~~

~~b. Location~~

~~1) Freeway pylon signs shall be located no more than fifteen (15) feet from the right-of-way line of the adjacent road.~~

~~2) Proposed freeway pylon signs may not be located closer than one thousand three hundred twenty feet (1,320) from an existing or approved freeway pylon sign on the same side of the road.~~

~~3) Proposed freeway pylon signs shall be located a distance of no less than twenty (20) times the proposed actual height (including sign embellishment) of the freeway pylon sign from existing single family residential uses. This distance shall be measured from the physical location of the freeway pylon sign to the closest point of the nearest single family residential lot line. (Example: a seventy one (71) foot high freeway pylon sign will require a minimum 1,420 foot setback).~~

~~c. Height and Area~~

~~1) Freeway pylon signs shall not exceed sixty five (65) feet in height.~~

~~2) The total sign area per sign face shall not exceed eight hundred (800) square feet.~~

~~d. Design~~

~~1) The freeway pylon sign may identify up to six (6) individual tenants.~~

~~2) The base of a freeway pylon sign shall be no less than fifteen (15) feet wide and no greater than thirty (30) feet wide. No portion of the sign structure can exceed one hundred thirty (130) percent the width of the base.~~

~~3) The sign area and the base must be designed and constructed using compatible themes, materials, and colors with the overall design of the development and will be evaluated during the Design Review process.~~

- ~~5) The project or destination name of the development shall be emphasized on the freeway pylon sign. A minimum of fifteen (15) percent of the total sign area shall be devoted to the project or destination name.~~
- ~~6) The identification of the development name and tenant names on the sign shall be in the form of individual pan-channel lettering, aluminum routed lettering with acrylic background, or other high quality sign design characteristics. Removable tenant panels made completely of acrylic or plexi-glass materials are prohibited.~~
- ~~7) Freeway Pylon signs shall not be externally illuminated.~~
- ~~e. With the exception of movie theaters, Freeway Pylon Signs shall not incorporate electronic message displays.~~
- ~~f. The Town Council may in its sole discretion, grant a Freeway Pylon Sign Exception (FPSE) for development projects that can demonstrate exceptional design and promotion of the purpose and intent of this Chapter. An FPSE will allow for Freeway Pylon signs to vary from certain established standards. Approvals of Freeway Pylon Sign Exceptions shall be granted at the sole and absolute discretion of the Town Council. The standards that may be altered through a FPSE are exclusive to the following:~~
 - ~~1) Sign Height, shall be no higher than is reasonably necessary for the sign copy to be visible from a vehicle approaching on the same side of a freeway from a distance sufficient to permit vehicles to safely exit the freeway, as determined after evaluation of the materials required by this Chapter. In no instance shall any freeway pylon sign exceed one hundred ten (110) feet.~~
 - ~~2) Sign area, shall be no larger than is reasonably necessary for the sign copy to be visible from a vehicle approaching on the same side of a freeway from a distance sufficient to permit vehicles to safely exit the freeway, as determined after evaluation of the materials required by this Chapter. In no instance shall the total sign area per sign face exceed one thousand four hundred (1,400) square feet.~~
 - ~~3) Sign width shall not be less than fifteen (15) feet or greater than fifty (50) feet.~~
- ~~6. Drive Thru Menu Boards~~
 - ~~a. Where drive thru uses are allowed, drive thru menu board signs are permitted:~~
 - ~~b. One (1) preview menu board and one (1) ordering menu board is allowed per drive-thru business. Such signs may be free standing or wall mounted. For dual drive-thrus, one additional preview and menu board may be allowed by the Town Planner if the drive thru lanes are completely screened from adjacent uses.~~

- ~~e. The maximum area for each sign shall not exceed thirty-two (32) square feet. The maximum sign height shall not exceed six (6) feet for freestanding signs.~~
- ~~d. Menu board signs shall be screened from street views by a combination of screen walls and dense landscaping~~
- ~~e. Menu boards containing speaker boxes must be located a minimum of seventy (70) feet from any residential zoning district or use and, to the extent possible, oriented away from the residential use.~~

~~7. Blade Signs~~

- ~~a. Blade signs are permitted in all commercial and employment districts.~~
- ~~b. Each user shall be permitted one (1) blade sign hung directly outside of the business's primary entrance.~~
- ~~c. Maximum size of blade signs shall be three (3) feet in length and one (1) foot in height and be oriented to display the message perpendicular to the face of the building. Blade signs with dimensions larger than referenced above shall be considered projecting signs and may only be permitted in Zoning Districts in which projecting signs are allowed.~~
- ~~d. The sign shall be suspended from a roof overhang, covered walkway or covered porch. No part of a suspended sign shall extend beyond the edge of the overhang.~~
- ~~e. A minimum clearance of seven (7) feet shall be maintained between the bottom of the sign and the nearest grade or sidewalk.~~

~~8. Center Identification Wall Signs~~

- ~~a. Center identification wall signs are permitted in the Regional Mixed Use, Lake Oriented Mixed Use, Town Center Zoning Districts for centers containing two (2) or more buildings.~~
- ~~b. Center identification wall signs shall only be located on building frontages that are not designed for tenant occupancy, such as over breezeways.~~
- ~~c. Center identification wall signs shall contain the name of the building or shopping center only.~~
- ~~d. Each center identification wall sign shall be allowed twenty-four (24) square feet of area or one (1) square foot of sign area for each linear foot of un-occupiable building frontage, whichever is greater.~~

~~e. The number and location of center identification wall signs shall be approved as part of the center's comprehensive sign plan.~~

~~9. Freestanding Variable Message Signs for Elementary Schools, Secondary Schools, and Colleges~~

~~a. One (1) freestanding variable message sign shall be permitted in addition to any allowed freestanding identification signs on the property, subject to the requirements of this Ordinance.~~

~~b. The maximum sign area shall be thirty-two (32) square feet and the maximum height shall be fourteen (14) feet.~~

~~10. Variable Message Signs for Motion Picture and Performing Arts Theaters~~

~~a. In addition to the otherwise allowable wall signage for the district in which the theater is located, theaters shall be allowed one (1) variable message sign located on the wall or marquee of a theater building.~~

~~b. The sign shall not exceed seventy five (75) square feet or the maximum allowed wall sign area, whichever is less.~~

~~11. Freestanding Variable Message Signs for Municipal Uses~~

~~Freestanding identification signs for municipal uses in all commercial and employment districts shall be allowed to use up to fifty (50) percent of the allowable single tenant monument sign area for a variable message sign, subject to the requirements of this Ordinance.~~

~~12. Freestanding Variable Message Signs for Vehicle Fueling Stations~~

~~a. Vehicle fueling stations on independent parcels may use up to twenty-four (24) square feet of an allowed single tenant monument sign for a variable message fuel price sign.~~

~~b. Vehicle fueling stations that are part of a shopping center or other planned development where businesses are not permitted to have individual freestanding identification signs shall be allowed one (1) freestanding fuel price sign on each adjacent street frontage. The maximum sign area shall be sixteen (16) square feet and the maximum height shall be six (6) feet.~~

~~E. Permanent Off-Premise Signs~~

~~1. No permanent off premise signs shall be permitted except those explicitly authorized by this section.~~

~~2. Community Kiosk Signs~~

- ~~a. Sign panels on Town approved kiosk structures may be permitted for the purpose of providing directional information to community facilities and attractions and residential developments including apartment developments within the first two (2) years after approval of the first building permit for the site.~~
- ~~b. Community kiosk signs shall not exceed twelve (12) feet in height and five (5) feet six (6) inches in width.~~
- ~~c. Community kiosk signs shall be located within the public right of way of a major collector or higher street classification. A right of way permit shall be required.~~
- ~~d. A community kiosk location plan shall be prepared showing the site of each kiosk and shall be submitted and approved by the Town Planner prior to issuance of a sign permit.~~
- ~~e. A minimum of thirty (30) inches at the top of each kiosk sign shall be reserved for the placement of an approved Town logo and a twenty four (24) inch clearance shall be provided on the bottom of each community kiosk.~~
- ~~f. Sign panels advertising residential developments shall not exceed eighteen (18) inches in height.~~

~~F. Temporary Signs~~

~~1. Portable Religious Assembly Signs~~

- ~~a. Temporary identification and directional signs for religious assemblies are allowed in all zoning districts subject to obtaining a temporary sign permit. The permit will be valid for up to one (1) year.~~
- ~~b. The maximum sign area shall be eight (8) square feet and the maximum height shall be three (3) feet.~~
- ~~c. Portable religious assembly signs may be located offsite up to two thousand six hundred forty (2,640) feet from the edge of the lot or parcel upon which the assembly is being conducted; provided, however that no such sign shall be permitted within the public right of way and shall only be permitted on private property with permission from the property owner(s).~~
- ~~d. Signs shall not be displayed more than twenty four (24) hours in advance of the first assembly and must be removed promptly after the last assembly each day.~~

~~2. Interim Business Identification Banners~~

- ~~a. Banners may be used for temporary business identification in the commercial and employment districts subject to obtaining a temporary sign permit. A sign permit for an interim business identification banner may only be approved upon the applicant demonstrating to Town staff that substantial progress has been made toward manufacture and installation of the permanent sign.~~
- ~~b. The area of the banner shall not exceed the area permitted for the permanent wall sign.~~
- ~~c. The banner shall only be placed on the wall of the tenant space occupied by the business.~~
- ~~d. Interim business identification banners may be displayed only from the date a Certificate of Occupancy is issued until the date the permanent sign is installed subject to the following limitations:~~
 - ~~1) The initial display period shall not exceed thirty (30) days, but may be extended by the Development Services Director or designee if the applicant demonstrates substantial progress toward installation of the permanent sign. All extension requests and approvals shall be in writing.~~
 - ~~2) The total display period shall not exceed ninety (90) days under any circumstances.~~
- ~~3. Grand Openings and Special Promotions~~
 - ~~a. Temporary signs may be used to advertise grand openings and special promotions in all zoning districts subject to obtaining a sign permit. Grand openings and special promotion signs may include pennants, banners, flags, inflatable structures, search lights, character or product likenesses, attention attracting media and devices and other non-merchandise displays.~~
 - ~~b. Commercial/Employment Developments~~
 - ~~1) Grand opening signs are allowed for a maximum of thirty (30) consecutive days when a new business opens, the business name changes or there is a change in business ownership. There shall be a minimum of one hundred eighty (180) days between displays.~~
 - ~~2) Temporary signs may be used to advertise special promotions for a maximum of ten (10) consecutive days no more than three (3) times each calendar year. There shall be a minimum of thirty (30) days between each display.~~
 - ~~3) Lighter than air balloons shall not exceed twice the allowed building height or one hundred (100) feet, whichever is less.~~

~~e. Residential Developments~~

- ~~1) Temporary signs may be used to advertise the grand opening of a model home complex, apartment complex, or residential condominium development or the conversion of an apartment complex to condominiums, for a maximum period of thirty (30) consecutive days.~~
- ~~2) Temporary signs may be used to advertise special promotions, such as rent specials, for a maximum period of thirty (30) consecutive days no more than three (3) times per calendar year, with a minimum period of thirty (30) days between each display.~~
- ~~3) Lighter than air balloons shall not exceed twice the allowed building height or one hundred (100) feet whichever is less.~~

~~4. Business Identification A-Frame Signs~~

- ~~a. A-Frame signs may be used for onsite business identification and advertising for commercial, office, and employment uses subject to obtaining a sign permit. The sign permit shall be valid for a period of one (1) year, but may be renewed annually subject to Town review and approval.~~
- ~~b. A-Frame signs shall not exceed two (2) feet in width and three (3) feet in height.~~
- ~~c. One A-Frame sign shall be allowed for each business with a gross floor area of less than ten thousand (10,000) square feet. In no instance shall a business be allowed more than one (1) A-Frame sign.~~
- ~~d. A-Frame signs shall not be located:~~
 - ~~1) On a public street or public sidewalk.~~
 - ~~2) Closer than thirty (30) feet to the edge of an access drive or street intersection right-of-way.~~
 - ~~3) In raised, painted or landscaped medians.~~
 - ~~4) Across a public street from the business in which it advertises.~~
 - ~~5) In parking spaces, driveways or drive aisles.~~
 - ~~6) Where there is less than four (4) feet of clearance for pedestrian passage or at any other location that would pose a potential hazard to pedestrian traffic.~~
 - ~~7) On top of any vehicle, structure, screen wall, boulder, or landscaping other than turf or decomposed granite.~~

- e. ~~A Frame signs may be located within the public right of way, however said signs must be placed at least one (1) foot behind the sidewalk when adjacent to a public street. If no sidewalk exists, the sign shall be placed at least five (5) feet behind the back of curb line. If no sidewalk or curb exists, then the sign shall be placed at least five (5) feet behind the edge of pavement.~~
- f. ~~Businesses in a shopping center or other multi-tenant complex may place an A-Frame sign adjacent to the business, at the perimeter of the site, or in a landscaped common area unless otherwise prohibited by this Ordinance.~~
- g. ~~The minimum separation between A-Frame signs shall be twenty (20) feet.~~
- h. ~~A Frame signs must adhere to the following construction standards:~~
 - 1) ~~Signs shall be constructed of not less than one half (1/2) inch thick, high density, exterior grade material with sufficient weight to withstand wind gusts and weather.~~
 - 2) ~~Signs shall have a protective water resistant coating that is impervious to weather.~~
 - 3) ~~Signs shall be maintained in a professional manner so as to be free of chipping paint, cracks, gouges, loss of letters and fading.~~
- i. ~~The sign shall be displayed only from sunrise to sunset during hours when the business is open to the public.~~

G. ~~Future Development Signs~~

- a. ~~Future development signs are allowed on undeveloped parcels in all zoning districts subject to obtaining a sign permit. One (1) sign shall be allowed per development on each street frontage. The sign must pertain to the property on which it is located.~~
- b. ~~A sign permit for a future development sign shall not be issued prior to site plan approval or preliminary plat approval.~~
- c. ~~On parcels less than one (1) acre, the sign shall have a maximum area of six (6) square feet and a maximum height of five (5) feet. On parcels one (1) acre to twenty (20) acres, the sign shall have a maximum area of thirty two (32) square feet and a maximum height of eight (8) feet. On parcels of twenty (20) acres or larger, the sign area shall have a maximum area of sixty four (64) square feet and a maximum height of twelve (12) feet.~~
- d. ~~The sign shall be removed if building permits have not been issued within one (1) year from the date the sign permit is issued.~~
- e. ~~The sign shall be removed prior to or concurrent with the placement of a construction sign on the site.~~

~~H. Residential Subdivision Signs~~

- ~~a. Temporary subdivision identification signs are allowed in all single family residential zoning districts subject to obtaining a sign permit. One (1) sign shall be allowed at each arterial entry to the subdivision. The sign must pertain only to the subdivision in which it is located.~~
- ~~b. A sign permit shall not be issued prior to the issuance of construction permits for homes within the subdivision.~~
- ~~c. The maximum sign area shall be forty eight (48) square feet and the maximum height shall be twelve (12) feet.~~
- ~~d. The edges of the sign shall be boxed.~~
- ~~e. All signs shall be removed when the models for the subdivision close or when ninety five (95) percent of the lots have been sold if there are no models.~~

~~I. Model Home Signs~~

- ~~a. Model home signs are permitted in all residential districts subject to obtaining a sign permit. One (1) sign shall be allowed at each model home complex within the subdivision.~~
- ~~b. A sign permit shall not be issued prior to the issuance of building permits for the model homes.~~
- ~~c. The maximum sign area shall be forty eight (48) square feet and the maximum height shall be twelve (12) feet.~~
- ~~d. The edges of the sign shall be boxed.~~
- ~~e. The sign shall be removed when the model home complex closes.~~

~~J. Model Home Pennants~~

- ~~a. Model home pennants are permitted in all residential districts subject to obtaining a sign permit. A maximum of ten (10) pennants shall be allowed per model home complex.~~
- ~~b. The maximum pennant size shall be six (6) square feet and the maximum height at which they are flown shall be twenty (20) feet.~~
- ~~c. The minimum spacing between poles shall be ten (10) feet.~~

~~d. Pennants shall be removed when the model home sales office closes.~~

~~K. Neighborhood and Community Event Signs~~

~~a. Neighborhood and community event signs are permitted in all zoning districts.~~

~~b. No such sign shall be permitted within the public right of way and shall only be permitted on private property with permission from the property owner(s).~~

~~c. The maximum sign area shall be eight (8) square feet and the maximum height shall be (3) feet. The number of onsite and offsite signs for each event shall be determined at the time of sign permit approval.~~

~~d. Signs shall not be displayed more than seventy two (72) hours prior to the event.~~

~~e. All signs must be removed within twenty four (24) hours after the event.~~

~~L. Signage for Approved Temporary Uses~~

~~a. Onsite Identification Signs~~

~~1) Identification signs for temporary uses approved in accordance with this Ordinance are allowed in all zoning districts subject to obtaining a sign permit. One (1) onsite sign shall be allowed per street frontage.~~

~~2) For parcels less than one acre located in residential districts, the maximum sign area shall be sixteen (16) square feet and the maximum height shall be five (5) feet. For residential parcels one (1) acre or larger and for all parcels within commercial or employment districts, the maximum sign area shall be thirty two (32) square feet and the maximum height shall be eight (8) feet.~~

~~3) Signs shall not be displayed more than seventy two (72) hours prior to the start of the temporary use.~~

~~4) All signs must be removed promptly at the end of the temporary use.~~

~~b. Traffic Directional Signs~~

~~1) On site traffic directional signs for temporary uses approved in accordance with this Ordinance are allowed in all zoning districts subject to obtaining a sign permit. The maximum area of each onsite sign shall be eight (8) square feet and the maximum height shall be three (3) feet.~~

~~2) Off site traffic directional signs for temporary uses approved in accordance with Section 1 of this Ordinance are allowed when specifically required by the Town.~~

~~The type, location, and size of offsite directional signs shall be determined during the temporary use permit approval process. Permission from applicable property owners is required for all off site signs. Off site traffic directional signs shall only be displayed when the temporary use is open to the public unless otherwise authorized during the temporary use approval process.~~

~~M. Street Banners~~

- ~~a. Street banners are permitted in all zoning districts subject to obtaining a right-of-way permit.~~
- ~~b. Street banners shall require the approval of the Town Planner and the Town Engineer.~~
- ~~c. All banners must further the interests of the community.~~
- ~~d. Street banners shall only be hung from approved street light poles or other structures on brackets that meet Town engineering standards.~~

~~N. Geneva Master Development Sign~~

- ~~a. One master development sign shall be permitted for the Geneva Site.~~
- ~~b. Maximum Area Per Sign in Square Feet: 200 square feet~~
- ~~c. Maximum Height: 30 feet~~
- ~~d. Location: 800 North and Geneva Road~~

~~Section 2413 Sign Permitting.~~

~~A. General~~

- ~~1. No sign shall hereafter be erected, re-erected, constructed or altered except as provided by this Section. Where sign permits are required, a separate permit shall be requested for a sign or signs for each business entity, and/or separate permit shall be required for each group of signs on a single supporting structure. Where signs are illuminated electrically, a separate electrical permit shall be obtained as required by the Town's adopted electrical code.~~
- ~~2. Nothing contained herein shall prevent the erection, construction, and maintenance of official traffic, fire and police signs, signals, devices, and markings of the State of Utah and the Town of Vineyard, or other public authorities, or the posting of notices required by law.~~

~~B. Permit Application and Expiration~~

- ~~1. Except as otherwise noted in this Section, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the Town without first obtaining a permit. In addition, electrical permits are required for electrical signs.~~
- ~~2. A sign permit application shall be submitted to the Town Planner. The application shall contain the location by street and number of the proposed sign, as well as the name, address and signature of the property owner, business owner and sign contractor. Three (3) copies of plans and specifications shall be submitted with the application for each sign; one (1) copy being returned to the applicant at the time the permit is issued. All plans shall show complete details, to include size, materials, colors, method of support or attachment, name and address of the persons or firm designing said sign, and a plot plan showing location of sign on the premises.~~
- ~~3. Prior to acceptance of any Sign Permit application, the Town shall collect a plan review fee in accordance with a Town Planner fee schedule established by the Town Council.~~
- ~~4. Prior to issuance of any Sign Permit required by this Chapter, the Town shall collect permit fees in accordance with a fee schedule established by the Town Council.~~
- ~~5. If work for which a permit is required by this Chapter is started before a permit has been issued, the fees shall be doubled. The payment of such double fee shall not relieve any persons from in the execution of the work or from any penalties prescribed herein.~~
- ~~6. If installation of a sign has not commenced under any permit issued under the provision of this section within one hundred eighty (180) days from the date of such permit, or upon completion of building, such permit shall become null and void.~~
- ~~7. All signs for which a permit is required shall be subject to the following inspections:~~
 - ~~a. Footing inspection on all freestanding signs exceeding six (6) feet in height.~~
 - ~~b. Inspection of all braces, anchors, supports, and connections, including wall signs.~~
 - ~~c. All signs containing electrical wiring shall be subject to the Town's adopted electrical code; all electrical components shall bear the label of an approved testing agency.~~
 - ~~d. Site inspection to ensure that the sign has been constructed according to approved application and a valid sign permit.~~
- ~~8. All temporary signs requiring permits shall be marked with a Town issued sticker denoting the permit number and expiration date.~~

9. ~~Each sign shall be maintained in good order and repair at all times so that it constitutes no danger or hazard to public safety.~~

~~Section 2414 – Sign Definitions~~

~~A Frame Sign: A temporary/portable sign constructed in such a manner as to form an “A” or tent-like shape.~~

~~Abandoned Sign: Any sign that no longer correctly directs a person to or advertises a bona fide business, lessor, owner, product, activity conducted, or product available on the premises where such sign is displayed.~~

~~Address Sign: A sign designed to display the number or other designation assigned to a housing unit, business establishment, or other structure for purposes of mail delivery, emergency services, and so forth.~~

~~Animated Sign: Any sign which includes action, motion, or color changes of all or any part of the sign facing, requiring electrical energy or set in motion by movement of the atmosphere, excluding flags.~~

~~Banner: A temporary sign made of fabric, plastic, or other light, pliable, weather-resistant material, not enclosed in a rigid frame.~~

~~Blade Sign: A small, pedestrian-oriented sign that is hung beneath a canopy for the purpose of business identification.~~

~~Box Cabinet Sign: A sign which contains two dimensional text and/or logos painted on or otherwise affixed to a panel, usually lexan, and attached to a cabinet. This definition shall not include custom cabinet signs, which by definition include a minimum of three (3) graphic levels to create depth and add visual interest.~~

~~Building Façade: The exterior elevation of a building structure excluding any porches, overhangs, covered walkways, drive thru covers, or similar appendages.~~

~~Center Identification Wall Sign: A sign located on the exterior wall of a building used to identify only the name of a shopping center or office complex. Such a sign may only be placed on building frontage that is not occupied by any tenant and that is common building space, such as a common lobby or open breezeway.~~

~~Classic Sign: A sign (freestanding, building-mounted or otherwise) that is determined by the Town Council to be of extraordinary significance to the Town’s history and identity and that possesses unique physical design characteristics.~~

~~Commercial Center: Any property with a minimum land area of ten (10) acres developed with a multi-tenant office or retail development.~~

~~Community kiosk sign: A Town-managed off-premise sign designed to provide directional information to residential developments, community facilities, and attractions.~~

~~Contractor Sign: A temporary sign identifying an architect, engineer, contractor, subcontractor, or material supplier who participates in construction on the property on which the sign is located.~~

~~Curb Line: The line at the face of the curb nearest the street or roadway. In the absence of a curb, the curb line shall be established by the Town Engineer.~~

~~Custom Cabinet Sign: A sign composed of a minimum of three (3) graphic levels, each level a minimum of eight (8) inches deep, mounted to a custom, non-rectangular cabinet. Each graphic level must be opaque and contrasting in color, texture, and/or material from one another in order to create depth and dimension. Custom cabinet signs shall utilize pan channel or reverse pan channel letters for the name of the business; secondary copy and/or background graphics may be routed from the face with backup or push-through acrylic. Custom cabinet signs must utilize halo illumination to provide definition to the outer edge of the cabinet.~~

~~Development Services Director: The person designated by the Vineyard Town Manager to oversee the planning and development related services for the Town.~~

~~Directly Illuminated Sign: Any sign designed to provide artificial light through exposed lighting on the sign face, such as neon. This definition shall not include internally illuminated pan channel or other similar internally illuminated signs.~~

~~Directional Sign: A sign of non-commercial nature which indicates access to parking and loading areas or indicates traffic circulation patterns; or which indicates the location of public or educational institutions, historical areas or structures, or public parks. Directional signs shall not include the name or logo of any commercial business.~~

~~Directory Sign: A sign designed to show the relative location of several commercial activities within a shopping center, office park, commerce park, apartment complex, or other multi-tenant master planned development.~~

~~Drive Thru Menu Board: A wall or freestanding sign that lists the products and prices of products for items available at drive-thru facilities, often containing a two-way communication device used by customers to place an order.~~

~~Electrical Sign: Any sign or advertising device which has electrical wiring in or attached to it.~~

~~Electronic Message Display: A sign or portion of a sign consisting of a video screen or similar technology displaying a fixed and/or varying message and which changes through electronic means.~~

~~Embellishment: Anything that enhances the appearance of a freestanding sign without having a functional purpose. For the purpose of this Ordinance, embellishment may not include any symbol, representation, logo, insignia, illustration, or other form of advertising message for any business on site. It may contain a the name and/or symbol, representation, logo, or insignia of a master planned shopping center, office park, commerce park, or other master planned multi-tenant development.~~

~~Flag: Any fabric or other flexible material designed to be flown from a flagpole or similar device.~~

~~Freestanding Sign: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building.~~

~~Freeway: For the purposes of this Ordinance, freeway shall mean Interstate 10, to include all traffic lanes, ramps, appurtenances, and undeveloped or unpaved land within the ADOT right-of-way.~~

~~Freeway Pylon Sign: A freestanding sign designed and oriented to attract the attention of freeway drivers to a commercial or mixed use development site directly abutting a freeway right-of-way.~~

~~Fuel Price Sign: A variable message sign used by vehicle fueling stations to identify the type, grade, and price of fuel being sold.~~

~~Future Development Sign: A temporary sign which provides information about the future development of a property and may include a depiction of an approved site plan, approved building elevations, as well as contact information for parties involved in the project.~~

~~Grand Opening Sign: A temporary sign used to indicate the opening of a new business or residential community. Grand opening signs can take the form of pennants, banners, flags, inflatables, character or product likenesses, attention attracting media and devices, and other inanimate non-merchandise displays.~~

~~Ideological Sign: A temporary sign which announces or supports the personal views of the property owner or tenant of the parcel on which the sign is located.~~

~~Illegal sign: Any sign which does not meet at least one of the following conditions:~~

- ~~1. Allowed by this Chapter and not requiring a permit.~~
- ~~2. Allowed by this Chapter with permit and carrying a valid permit.~~
- ~~3. Not allowed by this Chapter but legalized by variance and proper permit.~~
- ~~4. Not allowed by this Chapter but approved as part of an approved comprehensive sign plan associated with a Planned Area Development (PAD) or through a development agreement.~~
- ~~5. A nonconforming sign as defined in this Ordinance.~~

~~Interim Business Identification Banner: A temporary banner used to identify a business only during the time period a permanent wall sign is being designed, constructed, and installed.~~

~~Interior Property Line: A recorded property line of a parcel or lot that is located within the area circumscribed by a recorded plat but not abutting public right-of-way.~~

~~Internally Illuminated Sign: A sign that contains a source of illumination located wholly inside the sign, designed to make the sign content visible at night by means of light being transmitted through a translucent material, but for which the source of illumination is not visible.~~

~~Indirectly Illuminated Sign: A sign that contains a source of illumination wholly within the sign which makes the design visible at night by means of lighting the background upon which free-standing characters or letters are mounted, but for which the source of illumination is not visible. The characters or letters themselves shall be opaque, and are silhouetted against the background.~~

~~Leading Edge: The portion of a free standing sign or the base of the sign that is nearest to a property line.~~

~~Low Profile Wall Identification Sign: A type of wall sign identifying the name and/or address of a master-planned commercial, employment, or mixed-use development which is used to create a sense of place. Low profile wall identification signs shall not be used for advertising purposes.~~

~~Maintenance: The replacing or repairing of a part or portion of a sign made unusable by ordinary wear and tear or by damage beyond the control of the sign's owner.~~

~~Marquee: A permanent roof-like structure extending from part or all of the building facade over a public right-of-way and constructed of some durable material such as metal, glass, or plastic.~~

~~Master Planned Development: A self-contained development under unified ownership, often with a mixture of land uses, planned and developed as a whole in a single phase or programmed in a determined series of phases, and in which the subdivisions and zoning controls are applied to the project as a whole rather than to individual lots.~~

~~Model Home Sign: A temporary sign which serves to draw attention to a developer's sales office and/or model home site.~~

~~Monument Sign: A freestanding sign where the base of the sign structure is on the ground or a maximum of twelve (12) inches above the adjacent grade. The width of the top of the sign structure can be no more than one hundred twenty (120) percent the~~

~~width of the base. The design of monument signs shall complement the architecture of buildings on the site. In addition to tenant information, all monument signs shall contain the address of the building(s) it supports.~~

~~Multi-Tenant Monument Sign: A monument sign that serves as a common or collective identification for two (2) or more uses on the same site. In addition to tenant information and address, multi-tenant monument signs shall contain the name of the shopping center, office park, or other multiple user development type which it serves.~~

~~Multi-Tenant Non-Residential Development: A development site whereupon a number separate commercial and/or employment activities are located and in which there are appurtenant shared facilities, such as parking and pedestrian walkways. Distinguishing characteristics of a multi-tenant non-residential development may, but need not, include common ownership of the real property upon which the development is located, common wall construction, and multiple-occupant commercial use of a single structure. To include shopping centers, office parks, and commerce parks.~~

~~Nonconforming Sign: Any sign which is not allowed under Chapter, but which, when first constructed, was legally allowed by the Town of Vineyard or the political subdivision then having the control and regulation over construction of signs. To retain conforming status, such signs shall be determined to be in current and continuous use.~~

~~Off-premise Sign: A sign or similar structure that portrays information and directs attention to a business, commodity, service, entertainment, or product not located on the premises upon which the sign is located.~~

~~Open House Sign: A temporary sign used to advertise the sale of a house and direct traffic to the house for sale, which can be placed off-site in proximity to the house for sale.~~

~~Parapet: The portion of a wall which extends above the roof line.~~

~~Parcel: A lot or a contiguous group of lots under common ownership and/or control, considered a single development site.~~

~~Permanent Sign: A sign that is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position.~~

~~Political Sign: A temporary sign announcing or supporting candidates or issues in connection with any national, state, or local election.~~

~~Portable sign: Any sign not permanently affixed to the ground or structure on the premises it occupies.~~

~~Portable Religious Assembly Sign: A portable sign, often located off-site, used to display the time and date of religious services at a nearby place of worship and to direct people to said place of worship.~~

~~Plate Line: The point at which any part of the roof structure first touches or bears upon an external wall.~~

~~Pole Sign: A freestanding sign where the width of the top of the sign structure is over one hundred twenty (120) percent wider than the width of the base.~~

~~Primary Elevation: The side of a commercial, office, or industrial building or tenant suite that contains the main entrance. In instances where there is no singular main entrance, the primary elevation shall be the building's most significant side as determined by the Zoning Administrator.~~

~~Projecting sign: Any sign attached to a building or other structure that extends in whole or in part more than fifteen (15) inches beyond the building line. Where permitted by Chapter, projecting signs, excluding blade signs, shall be considered wall-mounted signs for the purpose of calculating area.~~

~~Raceway: An electrical enclosure that may also serve as a mounting structure for a sign. Signs mounted to exposed raceways are prohibited.~~

~~Real Estate Sign: A temporary sign indicating the availability for sale, rent, or lease of a specific parcel, building, or portion of a building, along with contact information for the associated property owner or real estate broker.~~

~~Roof line: The highest point of the main roof structure, not including cupolas, projections or other similarly minor raised portions of the roof.~~

~~Single-tenant Monument Sign: A monument sign that identifies the name, address and tenant information of a single-user development. Single-tenant monument signs may not be used by freestanding pad buildings or any other businesses located within a planned shopping center.~~

~~Single-User Development: Any lot and single-tenant building that is not part of a master planned development or multi-tenant non-residential development.~~

~~Sign: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or governmental agency, or of any civic, charitable, religious, patriotic, fraternal or similar organization, and further not including any item of merchandise normally displayed within a show window of a merchant.~~

~~—The term “sign” shall mean and include any display of any letter, numeral, figure, emblem, picture, outline, character, visible to the eye and used for the purpose of~~

~~attracting attention outdoors, when display is visible beyond the boundaries of the lot or parcel of property on or over which the same is made.~~

~~Sign Area: See Section 2406~~

~~Sign Height: The vertical distance measured from the adjacent street grade or upper surface of the curb, whichever permits the greatest height, to the highest point of said sign, excluding embellishment.~~

~~Sign Structure: The supports, uprights, braces, and framework of a sign.~~

~~Sign Walker: A person who wears, holds, or balances a commercial sign for the explicit purpose of promoting a business.~~

~~Special Promotion Sign: A temporary sign used to advertise a sale event or other similar special promotion. Grand opening signs can take the form of pennants, banners, flags, inflatables, character or product likenesses, attention attracting media and devices, and other inanimate non-merchandise displays. Search lights may also be used.~~

~~Stroke Width: The width of the major lines comprising a letterform. A wider stroke width is used to make a bolder letter; a narrower stroke width is used to make a lighter letter.~~

~~Subdivision Identification Sign: A sign, by means of symbol or name, identifies a residential community. Subdivision identification signs shall not include information used for a commercial purpose, including leasing rates, phone numbers, or similar.~~

~~Temporary Sign: A sign not intended or designed for permanent display.~~

~~Theater Sign: A variable message sign used by motion picture and performing arts theaters to announce current attractions, show times, and on-site events.~~

~~Variable Message Sign: A sign or portion of a sign designed to allow the immediate and frequent change of copy by manual, mechanical, or electronic means.~~

~~Vehicle Sign: A sign mounted, pasted, painted, or drawn on any vehicle, whether motorized or drawn, that is placed, parked, or maintained at one particular location for the express purpose and intent of promotion or conveying an advertising message.~~

~~Wall Mounted Sign: A sign mounted to the wall of a building or structure.~~

~~Way finding Sign: A temporary, removable sign intended to allow businesses located within pedestrian-oriented environments to identify a business name and/or the service being provided.~~

~~Window Sign: A sign affixed to the interior or exterior of a window, or any sign located inside a building within six (6) feet of the interior side of the window and displayed so as to attract the attention of persons outside the building.~~

15.48 Signs

15.48.010 PURPOSE AND INTENT

The purpose of this sign ordinance is to preserve and protect the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs and:

1. Reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, and confusing sign displays and excessive illumination.
2. Preserve and improve the aesthetic appearance of the City by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination.
3. To encourage well-designed signs that contribute in a positive way to the city's visual environment and help maintain an image of quality for the city.
4. To provide for temporary signs in limited circumstances, without regard to the communicative content of the sign
5. Provide each sign user an opportunity for effective identification.
6. To support the goals and policies of the Vineyard General Plan
7. To establish a process for the review and approval of a sign permit application.

15.48.020 SEVERABILITY

If any section, sentence, clause, phrase, word, portion or provision of this Title is held invalid or, unconstitutional, or unenforceable, by any court or competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion or provision of this Title which can be given effect within the invalid portion. In adopting this Title, the City Council affirmatively declares that it would have approved and adopted the Title even without any portion which may be held invalid or unenforceable.

15.48.030 MESSAGE SUBSTITUTION

Subject to the land owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this Title. The purpose of this provision is to prevent any inadvertent favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted. This provision applies to all sections within this Title.

15.48.040 GENERAL

Signs shall be allowed within the city according to the regulations contained in this section. It shall be unlawful to erect or otherwise display a sign without complying with the applicable terms and provisions of this section.

1. **Sign Permit Required:** Prior to erecting, construction, placement, relocation, alteration, and/or modification of any sign, a sign permit shall be obtained from the city except as exempted within

this Title. Such application for sign permit shall be subject to standards, procedures and other requirements of this section.

2. Permit Exemptions: The following items are exempt from permit requirements but shall conform to the specifications of this Title and sign definitions listed in Section 15.48.080:

- a) Official Signs, signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer.
- b) Incidental signs.
- c) Standard sign maintenance.
- d) Interior signs that are not visible or intended to be visible from the public-way.
- e) Site address.
- f) Flags.
- g) Temporary signs except as stated within this Title.
- h) Window Signs.

3. Permit Application Process

- a) Except as otherwise noted in this Title, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the city without first obtaining a permit. In addition, electrical permits are required for electrical signs.
- b) A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - i. The number of proposed signs.
 - ii. The location of the sign/s on the building or premises.
 - iii. Plans and specifications including attachment details.
 - iv. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs.
 - v. Building elevations/details denoting the areas designated for wall mounted signage.
 - vi. All plans shall show complete details to include size, materials, colors, method of support or attachment.
 - vii. Any additional materials required by the city in order to approved the sign permit for issuance.
- c) Prior to the issuance of any sign permit application, the city shall collect a sign permit fee in accordance with a fee schedule established by the city council.
- d) If installation of a sign has not commenced under any permit issued under the provision of this Title within one hundred eighty (180) days from the date of such permit, or upon completion of building, such permit shall become null and void.
- e) All signs for which a permit is required shall be subject to the following inspections:
 - i. Footing inspection on all freestanding signs exceeding six (6') feet in height.
 - ii. Inspection of all braces, anchors, supports, and connections, including wall signs.
 - iii. All signs containing electrical wiring shall be subject to the city's adopted electrical code, inspected to meet code compliance and; all electrical components shall bear the label of an approved testing agency.
 - iv. Site inspection to ensure that the sign has been constructed according to the approved application and valid sign permit.

- f) All temporary signs requiring permits shall be marked with the approved permit number.
 - i. Each sign shall be maintained in good order and repair at all times so that it constitutes no danger or hazard to public safety.

4. Sign Standard Waiver

- a. Purpose: A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below:
 - i. Stand-alone or Multi-tenant commercial, office or employment uses.
 - ii. A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres.
 - iii. Shopping Centers.
 - iv. Hospitals.
 - v. Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms.
 - vi. Conference Centers.
 - vii. Auto malls.
 - viii. Indoor or Outdoor commercial recreation areas.
 - ix. Commuter/light rail stations.
 - x. Motor vehicle fueling stations.
 - xi. Drive-thru facilities.
 - xii. Gateway Feature Sign.
- b. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.
- c. Evaluation Criteria: Sign Standard Waivers shall be evaluated based on the following criteria:
 - i. Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.
 - ii. Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 - iii. Height: All signs shall be no larger than necessary for visibility and legibility. In no event shall a Sign Standard Waiver contain a freestanding sign that exceeds by

more than twenty feet (20') for multi-tenant signs and ten feet (10') for single tenant signs.

- iv. Sign Area: In no event shall any sign exceed more than twenty-five percent (25%) any maximum sign area standard permitted by this Title.
- v. Design Features and Materials: Sign design themes and materials shall be compatible with the architecture, colors, and materials of the project.

d. Procedure

- i. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - (1) The number of proposed signs.
 - (2) The location of the sign/s on the building or premises
 - (3) Plans and specifications
 - (4) Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs.
 - (5) Building elevations/details denoting the areas designated for wall mounted signage.
 - (6) Photometric Plan for signs with illumination.
 - (7) All plans shall show complete details to include size, materials, colors, method of support or attachment.
 - (8) A narrative describing why a waiver is needed.
 - (9) Any additional materials required by the city planner or authorized designee.
- ii. Once staff has deemed the application complete the application will be taken to the next reasonable Planning Commission meeting.

5. Nonconforming Signs

- a. Reasonable repair and maintenance of nonconforming signs shall be allowed. In the event a nonconforming sign is damaged or vandalized, the nonconforming sign must be restored to it previous condition within six (6) months or the nonconforming status of the sign shall be forfeited.
- b. If any entity that utilizes nonconforming sign ceases operation for a period of one (1) year, the nonconforming status of the sign shall be forfeited.
- c. Not later than six (6) months after forfeiture of nonconforming status, such nonconforming signs shall be removed at the property owners expense. Any forfeited nonconforming sign not removed with this six (6) month period shall be considered an abandoned sign for the purpose of enforcement.

6. Prohibited Signs

- a. Signs located within any public street, right of way, or other public property, except as allowed in this Title.
- b. Any sign located so as to conflict with the clear visibility of public devices controlling traffic or to impair the safety of a moving vehicle by distracting the vision of the driver.
- c. Any sign which is not specifically permitted in this Title.
- d. Signs which bear or contain statements, words, symbols, images or depictions that are obscene or indecent as to minors as those terms are defined in the U.C.A.
- e. Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays. Except as allowed within this Title.
- f. Any inflatable object used for promotional or sign purposes.
- g. Billboards.
- h. Pole or Pylon signs.
- i. Portable/A-frame signs.
- j. Abandoned signs.
- k. Signs emitting sound.
- l. Wall mounted box cabinet signs.
- m. Bench signs.
- n. Vehicle signs, does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposed and/or personal transportation.
- o. Roof signs.
- p. Neon signs.
- q. Permanent signs installed, attached, or painted to fences.

7. Measurement of Sign Area

- a. Single-faced sign
 - i. For signs having a distinct border or boundary, the sign area shall be calculated by multiplying the length times the width of the entire surface contained within the border, boundary, sign board, or sign face.
 - ii. For signs with no distinct border or boundary, the sign area shall be calculated by computing the area of a simple rectilinear figure consisting of not more than eight perpendicular lines that contain all of the writing, representations, emblems, logos, or other display elements of the sign.
- b. Double-faced sign
 - i. For signs with two (2) identical faces, arranged back to back in parallel planes, and where the sign faces are separated by no more than thirty-six (36) inches, the sign area shall be calculated for one side only.
- c. Multi-faced sign
 - i. For a sign with more than one face, the area shall be calculated by adding together the area of all sign faces visible from any point.

8. Measurement of Sign Height

- a. Sign height shall be measured as the distance from the base of the sign to the highest portion of the sign.
- b. Ground shall not be augmented in a manner that adds height to the sign.
- c. Clearance for projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.

9. Sight Triangle

- a. No sign or sign structure shall obstruct traffic by obscuring the vision of motorist. A minimum sign distance triangle of thirty (30) feet shall be maintained at all street and driveway intersections; larger sign distance triangles may be deemed necessary by the City Engineer.

10. Sign Location

- a. No permanent signs shall be placed within the public right-of-way or within an easement.
- b. No sign shall be attached to any street post, street sign or other structures within the public right-of-way except where allowed.
- c. No sign may occupy a sight triangle.
- d. No permanent sign or sign structure shall be located within five (5) feet of a property line.
- e. No sign shall be placed in such a position as to endanger pedestrian, bicyclists, or traffic on street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
- f. On any property where permission to erect and maintain the sign has not been given by the owner or lease holder.

11. Sign Illumination

The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

- a. External light sources shall be steady, stationary, directed and shielded light sources directed solely onto the sign.
- b. Signs shall not have exposed fluorescent tubes or incandescent bulbs.
- c. Internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated. A halo effect is not allowed except through a Sign Standard Waiver.
- d. Electrical raceways and conduits shall be placed so that they are not within public view, not exceed the sign copy, and shall be painted the same colors as the wall surface.
- e. Signs with electrical components shall be constructed, inspected and approved by the Building Department
- f. Awnings with back-lit text or graphics are not allowed
- g. Lighting fixtures shall be decorative and architecturally compatible with the building.

15.48.050 REGULATIONS BASED ON SIGN TYPE

The Sign Standard Table governs the maximum height, sign area, location, and quantity restrictions unless otherwise noted below.

1. Freestanding Signs

- a. All permanent freestanding signs shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel.
- b. All permanent freestanding signs shall be situated perpendicular to the street.
- c. All permanent freestanding signs shall be of monument style only and shall complement the site architecture.
- d. Landscaping shall be provided at the base of all permanent freestanding signage.

2. Drive-Thru Lane Signs

- a. Where drive-thru uses are allowed, drive-thru lane signs are permitted
- b. No more than two (2) drive-thru lane signs are allowed for a drive-thru business establishment.
- c. The total maximum sign area shall not exceed fifty (50) square feet and six (6) feet in height.
- d. A drive-thru lane freestanding sign shall be constructed with a solid base.
- e. A computer display may be used.

3. Changeable Copy Sign

- a. Changeable Copy signs shall have static displays that shall not change more than once every eight (8) seconds. Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted.
- b. Shall not increase the brightness level by more than 0.3-foot candles over ambient brightness levels.
- c. Changeable Copy signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.

4. Flags

- a. Flags or Flagpoles shall not be located within any public right-of-way.
- b. Flagpoles shall have a maximum height of thirty-five (35) feet for residential and fifty (50) feet for commercial. Flagpoles over thirty (30) feet in height shall require a building permit.
- c. No more than two (2) flagpoles per lot in residential districts, no more than three (3) flagpoles per lot in all other districts.
- d. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags.
- e. The maximum sign area of a flag displaying a commercial message shall not exceed twenty-four (24) square feet in residential districts, thirty-five (35) square feet in all other districts. For the purpose of determining the sign area of a flag, only one side of the flag shall be counted.

5. Wall Signs

- a. Signs may be either internally or externally illuminated
- b. Excluding vertically integrated mixed-use buildings which contain retail uses on the ground floor, buildings excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.

6. Awning Sign

- a. Logos, symbols and graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed fifty percent (50%) of the shed.
- b. Lettering shall be located within the middle seventy percent (70%) of the valance area
- c. Awnings shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
- d. Awnings shall be regularly cleaned and kept free of dust and visible defects

7. Projecting Sign

- a. Shall not be less than eight feet (8') above the surface over which they project in pedestrian areas
- b. Shall not project into alley more than three feet (3') and shall not be less than fourteen feet (14') above the alley surface where vehicles are allowed
- c. Internally illuminated projecting signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated.
- d. Shall not be closer than fifteen feet (15') to another projecting sign or a freestanding sign or five feet (5') from an interior property line or a line dividing Two (2) separate business frontages
- e. May not project above the roof.

8. Flying Banner Signs

- a. A maximum of four (4) flying banner signs allowed per parcel or business.
- b. Shall not be located within the public right-of-way or parking strips along roadways.
- c. A maximum sign area of twelve (12) square feet.
- d. A maximum height of fifteen (15) feet.

15.48.60 TEMPORARY SIGN STANDARDS

1. Temporary signs exempt from permitting may only be displayed two (2) times per calendar year for a total maximum of thirty (30) days.
2. Temporary signs intended to be displayed for more than thirty (30) days shall require a sign permit and meet the following criteria.
 - a. A permit shall be issued for one (1) year and may be renewed annually.
 - b. Once the event the temporary sign is intended for has ended or is completed the temporary sign permit shall not be allowed to renew and the temporary sign shall be removed within forty-eight (48) hours.
 - c. The issued permit number shall be placed on the sign

- d. Refer to the permit application process, 15.48.040.3
3. Placement of Temporary signs
 - a. Temporary signs are allowed on private property only. Signs shall not be placed in the public rights-of-way.
 - b. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
 - c. Signs may be placed only in locations where permanent signs are allowed
 - d. Signs shall not be attached to permanent signs or temporary structures
4. Temporary Sign shall be place a minimum of fifteen (15) feet from any other sign.
5. Temporary Signs shall not be illuminated
6. Temporary signs shall be constructed of durable, rigid material suitable to their location and purpose. Only interior window signs may be made of non-rigid (e.g. paper) material
7. Temporary signs and their components shall be promptly removed at the date of expiration or forty-eight (48) hours after the event has ended or is completed.
8. The city or the property owner may remove signs installed in violation of this Title. Neither the city nor the property owner is responsible for notifying sign owners of removal of an illegal sign.

15.48.070 SIGN STANDARD TABLE

Sign Types	Max. Sign Area	Max. Height	Setback/Location	Max. Number	Special Provisions
OS, A-1, and residential districts					
Monument	25 SF	5 Feet	30' clear zone shall be maintained per any street corner, curb cut out or driveway, measured from the nearest edge of the driving surface	2 per pedestrian or vehicular entrance	Places of worship and private school located within residential districts shall be permitted 1 sign that meets these requirements
Wall	6 SF	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type		2 per pedestrian or vehicular entrance	

Temporary	6 SF	4 Feet	Shall be located on private property and shall not encroach into the public right of way.	2 per lot	Refer to 15.48.060 for temporary sign regulations.
Sign Types	Max. Sign Area	Max. Height	Setback/Location	Max. Number	Special Provisions
BP, FOI, M, I, RC, RMU, FMU					
Monument (single tenant)	40 SF	6 Feet	5 feet from property line and out of any site visibility lines	1 sign for single users. 2 signs for properties with frontage on 2 arterial streets.	May extend no more than 20% over the allowed height for the purpose of architectural embellishment. No commercial content may extend into embellishment.
Monument (Multi-tenant)	80 SF	10 Feet	5 feet from property line and out of any site visibility line	1 per each street frontage. Properties with 800 FT or more frontage shall be permitted 1 sign per every 400 feet of frontage.	With three (3) or more tenants of separate businesses or organizations
Wall	1 SF per every 1 linear feet of building frontage not to exceed 60 SF per sign or a total of 120 SF	Minimum 8' above finished grade Shall not extend above the lowest portion of a parapet wall, or above line/fascia of any roof type.	Located within the middle 80% of the building frontage, measured from lease line to lease line.	1 per elevation, maximum 2.	Shall not project more than 15 inches from the wall. If sign projects less than 3 inches from wall, the 8' foot height requirement need not be

					met but may not be lower than the lowest point of any window.
Awning	50% of the awning	8' minimum clearance to grade required for the lowest portion of the awning.	Street fronting face of the awning		Shall be included in the total size for wall signs.
Projecting	No maximum area for sign type	Minimum 8' clearance to back of curb required for the lowest portion of the projecting sign. The top of the sign shall be located below the windows on the second-floor building		1 per storefront entrance	Shall be included in the total size for wall signs.
Window	Shall not occupy more than 25% of the total area of a single window surface				Any sign located inside of a building within 6 feet of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited.
Temporary	30 SF Window: 25%	Freestanding: 8ft. Shall not extend above the second story of the building the sign is displayed on.	Shall be located on private property and not encroach into the public right of way.	2 Per lot	Refer to 15.48.060 for temporary sign regulations.

		Shall maintain at least 8' from grade to bottom of sign.			
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15.48.080 DEFINITIONS

Abandoned Sign: A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 180 days.

Address Sign: A sign that designates the street number and/or street name for identification purposes.

A-frame Sign: A portable, stand-alone sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form a base upon which the sign stands.

Animated Sign: A sign that uses movement or change of lighting to depict action or appearance of motion. This definition includes blinking, flashing, moving and revolving signs.

Awning: A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Awning Sign: Any sign painted on, adhered to, or applied on, an awning.

Banner: A temporary sign made of fabric, plastic, or other light, pliable, weather-resistant materials not enclosed in a rigid frame.

Bench Sign: A sign located on the seat or back of a bench or seat placed on or adjacent to a public right of way.

Billboard: A sign portraying information or directing attention to a business, activity, commodity service, entertainment, or communication which is not conducted, sold or offered at the parcel on which the sign or structure is located or which does not pertain to the parcel upon which the sign or structure is located.

Building Façade: The exterior elevation of a building structure excluding any porches, overhangs, covered walkways, drive thru covers or similar appendages.

Cabinet Sign: A three-dimensional enclosed structure which includes all messages and copy with a single or double sign face.

Canopy: A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

Canopy Sign: Any sign that is part of or attached to a canopy. For the purposes of this ordinance a canopy sign shall be considered a wall sign.

Changeable Copy Sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system.

Channel Letters: Three-dimensional, individually cut letters or figures, illuminated or unilluminated, affixed to a structure.

Commercial Sign: A sign that contains information or advertising for any business, commodity, service, entertainment, product or attraction.

Directional Sign: An on-site sign that is designed to direct pedestrian and vehicular traffic into and out of, or within a site.

Directory Sign: A sign listing the names, uses or locations of the various businesses or activities conducted within a building or group of buildings, that is centrally located and intended to provide on-site directions.

Drive-thru Menu Board: A freestanding sign that lists the products and prices of products for items available at drive-thru facilities, often containing a two-way communication device used by customers to place an order.

Embellishment: Anything that enhances the appearance of a freestanding sign without having a functional purpose. For the purpose of this ordinance, embellishment may not include any symbol, representation, logo, insignia, illustration, or other form of advertising message for any business on site. It may contain the name and/or symbol, representation, logo, or insignia of a master planned shopping center, office park, commerce park, or other master planned multi-tenant development.

External Illumination: An external source of illumination that is not part of or attached to a sign.

Flag: Any fabric or other flexible material designed to be flown from a flagpole or similar device.

Flashing Sign: Any illuminated, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign.

Flying Banner Sign: A temporary, stand-alone sign comprised of light fabric that moves with the wind and can turn 360 degrees and is supported by a pole structure and a base.

Freestanding Sign: A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports and not attached to or depend.

Gateway Feature Sign: A sign that imparts to a motorist or pedestrian gains that they have entered the city or a particular part of the city.

Government/Regulatory Sign: Any sign for the control of traffic or for identification purposes, street signs, warning signs, railroad crossing signs, and sign of public service companies indicating danger or construction, which are erected by or at the order of a public officer.

Illegal Sign: Any sign which does not meet at least one of the following conditions:

1. An illegal, non-conforming sign that does not meet the standards of this Title
2. A sign erected without first obtaining a permit and complying with all regulations in effect at the time of its construction or use;
3. An abandoned sign that has not been removed with the time period specified by this Title;
4. A sign that was legally erected, but which later became nonconforming and then was damaged to the extent of 50 percent or more of its replacement value;
5. A sign that is a danger to the public or is unsafe; or
6. A sign that pertains to a specific event that has not been removed within the specified time after the occurrence of the event.

Inflatable Sign: A form of inflatable device or a sign that is displayed, printed or painted on the surface of a balloon or any other form of inflatable background and is used to attract attention to or advertise a noncommercial or commercial message or location.

Incidental Sign: A sign displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

Internally Illuminated: A light source entirely within a sign where the source of the illumination is not directly visible.

Maintenance: The replacing or repairing of a part or portion of a sign made unusable by ordinary wear and tear or by damage beyond the control of the sign's owner.

Monument Sign: A freestanding sign where the entire supporting base of the sign is affixed to the ground and is not attached to or supported by a building.

Moving Sign: A sign designed or made to move freely in the wind or designed or made to move by an electrical or mechanical device.

Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Neon Sign: A sign using neon or any other inert gas under low pressure, which glows in a distinctive color when exposed to a high voltage electrical current.

Nonconforming Sign: An advertising structure or sign which was lawfully erected and maintained in compliance with the requirements in effect at the time, and which has subsequently come under new amended requirements and does not now completely comply.

Off-Premises Sign: A sign whose message directs attention to a specific business, product, service, event or activity not located on the premises upon which the sign is located.

Pennant Flag Sign: A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign that is intended to be and is so constructed as to be lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position.

Pole Sign: A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure and where the width of the top of the sign structure is wider than the width of the base.

Portable Sign: A sign designed to be transported or moved and not permanently attached to the ground, a building or other structure.

Primary Building Elevation: The side of a commercial, office, or industrial building or tenant suite that contains the main entrance. In instances where there is no singular main entrance, the primary elevation shall be the building's most significant side as determined by the Planner.

Projecting Sign: A sign, other than a wall sign, that is suspended from or supported by a structure attached to a building and projecting outward from the building.

Pylon Sign: A freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base.

Raceways: for electrical signs, the enclosure that holds sign elements, which may also be the structural element that is mounted on a wall or other support element.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of a building.

Shopping Center: A commercial development consisting of three (3) or more separate commercial establishments sharing a common building, or which are in separate buildings that share a common entranceway or parking area.

Sign: Any device, structure, fixture, painting, emblem, or visual that uses words, graphics, colors, illumination, symbol, numbers or letters for the purpose of communicating a message. Sign includes the sign faces as well as any sign supporting structure.

Sign Area: The total dimensions of a sign surface used to display information, messages, advertising, logos, or symbols.

Sign Height: Sign height shall be measured as the distance from the back of curb to the highest portion of the sign.

Sign Structure: Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

Street Frontage: The side or sides of a lot abutting on a public street or right-of-way.

Temporary Sign: A sign not permanently attached to the ground, a wall or a building, and not intended or designed for permanent display.

Vehicle Sign: A sign that is attached to or painted on a vehicle that is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

Wall Sign: A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

Window Sign: A sign that is applied, painted, or affixed to the interior or exterior of a window, or any sign located inside a building within six (6) feet of the interior side of the window and displayed so as to attract the attention of persons outside the building.

DRAFT



COMMUNITY DEVELOPMENT

DATE: June 20, 2018
FROM: Elizabeth Hart, Planner
TO: Planning Commission
ITEM: Public Hearing and Consideration of a Waters Edge Zoning District Text Amendment to Sections 5.08.010 Building Standards (Table)
APPLICANT: Pete Evans, Flagship Homes

INTRODUCTION:

Flagship Homes is requesting a modification to the Waters Edge Zoning District. The applicant is requesting a modification to the building height regulations within the Waters Edge Zoning District in order to bring the height regulations in line with the City's general residential building height regulations. This change will modify the maximum height of a residential building in all but the multi-family zoned areas to a height of thirty-five feet (35') above the top back of curb adjacent to the front of the building lot.

Currently, the Waters Edge Zoning District provides for a thirty-foot (30') building height above the average natural grade of a building lot. Given the extensive grading and modification to the building lots within the Waters Edge District, determining the original natural grade for purposes of building permit approval may be overly burdensome on both the builder/applicant and City staff during site plan review. The proposed modification would align the building height for residential buildings within the Waters Edge district with all other residential zones of the City and provide consistency, along with a more efficient, objection building permit application review.

This ordinance has been properly noticed in the newspaper, posted on the Utah State Public Notice website and posted within various city locations. Affected entities like local governmental jurisdictions and special districts were also provided a copy of the notice.

PROPOSED ORDINANCE:

The proposed amendments include the following:

5.08.010 Building Standards (Table)

HEIGHT REGULATIONS	SFD C	SFD 36	SFD 45	SFD 54	SFD 65	SFD 8	SFD 10	SFD 15	SFD 20	TH 12	TH 17	CN	SFA 6
The Maximum height in feet for all buildings and structures (measured from the average natural grade top back of curb), shall be:	30 35	30 35	30 35	30 35	30 35	30 35	30 35	30 35	30 35	30 35	30 35	40	30 35

RECOMMENDATION:

Staff is recommending approval of the proposed ordinance. If the Planning Commission would like to see any changes to the proposed draft provided at the public hearing, staff recommends that the Planning Commission clearly articulate these in the meeting's record and indicate these changes in the motion to the City Council. A public hearing is scheduled before the City Council on June 27, 2018.

PROPOSE MOTION:

"I move to recommend approval of the proposed Waters Edge District zoning text amendments"

ATTACHMENTS:

- Proposed Ordinance

VINEYARD

ORDINANCE 2018-07

AN ORDINANCE OF VINEYARD, UTAH, AMENDING WATERS EDGE ZONING ORDINANCE SECTION 5.08.010 BUILDING STANDARDS TABLE.

Whereas, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

Whereas, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10- 9a-102(2); and

Whereas, the Planning Commission held a public hearing on June 20, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

Whereas, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on June 27, 2018; and

Whereas, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of Vineyard, in the State of Utah, as follows: See exhibit A.

REPEALER CLAUSE: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SEVERABILITY CLAUSE: Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

EFFECTIVE DATE: This Ordinance shall be in full force and effect from June 27, 2018 and after the required approval and publication according to law.

Mayor

ATTEST:

City Recorder

EXHIBIT A

5.08.010 Building Standards (Table)

	HEIGHT REGULATIONS	SFD C	SFD 36	SFD 45	SFD 54	SFD 65	SF D 8	SF D 10	SF D 15	SFD 20	TH 12	TH 17	CN	SF A 6
2.30	The maximum height <u>in</u> <u>feet</u> for all buildings and structures (measured from the <u>the top of back of curb</u> average natural grade), shall be:	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	30 <u>35</u>	40	30 <u>35</u>